

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 8, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
 Aldermen Bellamy, Brown, Ford, Gerard,
 Gibson, Harcourt, Kennedy,
 Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 Social Studies students from Prince of Wales Secondary School under the direction of their teacher, Mr. Don Scott. Also present were students from the Journalism Class at Vancouver Community College.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Kennedy

THAT the minutes of the following meetings be adopted:

Regular Council of February 22, 1977, with the exception of the 'In Camera' portion,

Special Council (Public Hearing) of February 22, 1977,

Special Council (Court of Revision) of February 22, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Kennedy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Appeal of the Designation of
 Strathcona School as a
Heritage Structure.

City Council, on November 9, 1976, passed a motion designating the Lord Strathcona School at 592 East Pender Street as an 'A' category heritage building. Subsequently, a letter, dated December 6, 1976, was received from the Board of School Trustees expressing displeasure at the action taken by Council in spite of a previous letter being sent by the Board requesting deferral of the matter. The School Board, therefore, requested that Council rescind the designation of the Lord Strathcona School and meet with the School Board representatives.

Cont'd...

DELEGATIONS (Cont'd)Appeal of the Designation of
Strathcona School as a
Heritage Structure. (Cont'd)

Prior to consideration of this matter, Alderman Puil enquired if he should be excused from voting on this issue in view of his employment with the School Board as a teacher. The Mayor ruled, and it was agreed, that the topic was such that the Alderman could enter into debate and vote.

The Council this day received the delegation of Trustee Pam Glass, representing the Board. A brief was filed summarizing the reasons why the School Board opposed the designation and indicating that the Board would be placed at a serious disadvantage and restrictions would be imposed on the development of future educational programs as a result of the inability to provide desirable education space. The Board was of the opinion that it should be reimbursed for the additional costs involved if the designation remains.

Mrs. R. Fleming - Chairman of the Heritage Advisory Committee also addressed Council giving general details of the building and why it was designated, and emphasized the Committee's position.

MOVED by Ald. Brown

THAT the School Board's concern, as outlined this day, be noted and its appeal be deferred until a report on economic implications is received from the Heritage Committee.

- CARRIED

(Ald. Kennedy opposed)

Consideration of the following matters was deferred, pending the hearing of delegations this evening:

2. Text amendment to Limit Office Development in C-2 Commercial Districts.
3. Retention of Improvements at 3020 West 3rd Ave.
4. Application of Meals on Wheels for a grant of \$25,000.

COMMUNICATIONS OR PETITIONS1. Jericho Beach Park Planning

The Council received the following letter, dated February 23, 1977, from the Park Board:

"The following is an excerpt from the minutes of the last meeting of the Board held on Monday, February 21, 1977;

'JERICO BEACH PARK PLANNING

The Board's Standing Committee on February 14th considered a letter dated January 25, 1977, from Mr. Walter Redel, Assistant Deputy Minister of the Environment, Land and Water Management, noting that the Provincial Government has agreed that they have no objection to removal, alteration or renovation of any of the structures on waterfront land leased to the City for park purposes. It was also noted that City Council on January 11, 1977, passed the following motion:

Cont'd...

Regular Council, March 8, 1977. 3.

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho Beach Park Planning (Cont'd)

'That the Park Board be advised that Council requests discussion with the Board on the Jericho Beach Park hangars prior to any action being taken in the matter'

It was regularly moved and seconded;

RESOLVED: That City Council be requested to endorse the Board's decision that Hangar #3 be sold and removed, and offer to meet with City Council should they wish to discuss the matter further.

- Carried. "

It was noted that the City Manager recommended that Council invite the Park Board to a future meeting of Council to discuss the Park Board's over-all plans for Jericho Park, including the hangars.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as stated above, be approved.

- CARRIED UNANIMOUSLY

2. Handicapped Housing Week-
Grant Request.

Under date of February 26, 1977, the Executive Director of the Social Planning and Review Council of British Columbia submitted a letter referring to Handicapped Housing Week in Vancouver from March 28 - April 2, 1977, and requesting a grant of \$500 to provide funds for advertising and materials cost with respect to the program.

MOVED by Ald. Kennedy

THAT a grant of \$500 to the Social Planning and Review Council of British Columbia be approved, in accordance with the request.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

3. Ikuta Shrine Dancers -
Grant Request.

Council noted a letter, dated February 25, 1977, from the Canadian Society for Asian Arts, requesting a grant in lieu of the Playhouse Theatre rental for the period of May 27 - 29, inclusive, in connection with a program involving the Ikuta Shrine Dancers of Kobe, Japan. The organization also requested that the City host a luncheon to welcome the Shrine members.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)Ikuta Shrine Dancers -
Grant Request (Cont'd)

MOVED by Ald. Puil

THAT a grant equal to the rental of the Playhouse Theatre for the period May 27 - 29, 1977, inclusive, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

MOVED by Ald. Rankin

THAT no action be taken on the Canadian Society for Asian Arts request for the City to host an official luncheon.

- CARRIED UNANIMOUSLY

4. 1977 Federation of Canadian
Municipalities Conference.

The Council noted a letter, dated March 3, 1977, from the City Clerk, advising of the 1977 Federation of Canadian Municipalities Conference to be held May 15 - 18, 1977, in Toronto. The City has been allocated seven voting delegates for the Conference and it was recommended that the Mayor be authorized to appoint the delegates.

MOVED by Ald. Puil

THAT, as recommended by the City Clerk, the Mayor be authorized to appoint Council's delegates to the 1977 Federation of Canadian Municipalities Conference.

- CARRIED UNANIMOUSLY

Variation of Council Meeting Dates.

MOVED by Ald. Rankin

THAT, in view of the Federation of Canadian Municipalities Conference being held May 15 - 18, 1977, a Regular Council Meeting be held on May 24, 1977 and no meeting be scheduled for May 17, 1977, and the Council resolution of January 5, 1977, be amended accordingly.

- CARRIED UNANIMOUSLY

5. Harbour Park Feasibility Study

On February 22, 1977, Council deferred consideration of a Manager's report and draft Terms of Reference re the Harbour Park Feasibility Study to this meeting of Council. The City Manager requested that this item be further deferred to March 15, 1977, as an additional report is being prepared.

MOVED by Ald. Kennedy

THAT the request of the City Manager for deferral of this item to the March 15, 1977 meeting, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)6. First Anniversary of Habitat -
Use of Jericho Hangars #5 & #6.

Council noted a letter, dated March 2, 1977, from Mr. Alan Clapp as follows:

"I Alan Clapp would like to appear before City Council to ask its permission to use Jericho Park to celebrate the 1st anniversary of the United Nations Conference on Human Settlements.

This celebration is to take place on May 21st, 22nd and 23rd, 1977. I am asking for the use of hangars #6 for a display of all the art work commissioned for Habitat Forum, as well as the showing of films and video tapes of the Habitat Conference. Hangar #5 is to be used for light music and theatrical events. Each day a major speaker would hold a discussion or give a speech on an environmental, political or economic theme.

Ian Bain, Chairman of the Park Board tells me, if City Council will waive the by-law restrictions for this event, the 1st anniversary of Habitat can be held at Jericho.

Your early attention and support for this event would be greatly appreciated, so that funding and guest speakers arrangements may be made. "

Mr. Clapp addressed the Council and gave some particulars of the program planned. Commissioner Bain, who was present in Council, advised that Park Board permission had not been granted and Mr. Clapp had been advised that the waiving of by-law restrictions came under the jurisdiction of Council. The Director of Permits and Licenses explained the Department's position, stating that he had insufficient information regarding the program to advise Council on the by-laws involved.

MOVED by Ald. Kennedy

THAT enforcement action not be taken in respect of regulations which would prohibit the use of the Jericho buildings for this particular event.

- CARRIED

(Ald. Brown opposed.)

MOVED by Ald. Kennedy

THAT the Park Board be requested to approve the use by Mr. Clapp of hangars #5 and #6 in Jericho Park for the program planned to celebrate the first anniversary of the United Nations Conference on Human Settlements.

- CARRIED

(Ald. Brown, Ford, Gerard, Gibson and Puil opposed)

7. Additional Regular Council Meeting.

Council noted a memo from the City Manager proposing that a Regular Council Meeting be held on March 22, 1977, in view of the many items and reports scheduled to come before Council this month.

Following discussion the City Manager withdrew his proposal and, therefore, there will be no Regular Meeting of Council on March 22, 1977.

CITY MANAGER'S AND OTHER REPORTSA. MANAGER'S GENERAL REPORT
MARCH 4, 1977Works & Utility Matters
(March 4, 1977)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Closure of Portion of N/S Pender East of Clark Drive
- Cl. 2: Closure of Portion of Lane South of School Avenue West of Latta Street
- Cl. 3: Hastings Viaduct Replacement
- Cl. 4: Tender - Asphalts Liquid and Paving
- Cl. 5: Gas Utility Easement in Closed Road near Adanac and Napier
- Cl. 6: Encroachment Agreement resulting from Subdivision - W/S Laurel North of Kent
- Cl. 7: Authorization to Use Seal of City of Vancouver on Standard Utilities Service Agreements
- Cl. 8: Encroachment of Cornice - Bank of B.C. Building, 2735 Granville

Clauses 1 - 8 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7 and 8, of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 4, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Rezoning - 2617 East Broadway
- Cl. 2: D.P.A. Keylock Installation - Gulf Oil Canada - 8385 St. George Street
- Cl. 3: Rezoning - Former CPR Right-of-Way between Arbutus & Chestnut, approximately 300 feet north of Cornwall

Clauses 1 and 2.

MOVED by Ald. Brown

THAT clause 1 be received for information and the recommendation of the City Manager, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

Rezoning - Former CPR Right-of-Way
between Arbutus and Chestnut, approx-
imately 300 feet north of Cornwall
(Clause 3)

Council was advised that Marathon Realty is requesting that this clause be deferred and the Company be permitted to appear as a delegation.

MOVED by Ald. Gerard

THAT this clause be deferred pending the hearing of a delegation from Marathon Realty as requested.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(March 4, 1977)

Mount Pleasant N.I.P. Bus Shelters
(Clause 1)

This clause was referred back to the City Manager, at his request, for further discussion with the administration.

Finance Matters
(March 4, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Reorganization of Computer Services Division
- Cl. 2: Vancouver Museums & Planetarium Association
Annual Operating Grant
- Cl. 3: False Creek Development
- Cl. 4: Handling of Drug Exhibits

Reorganization of Computer
Services Division
(Clause 1)

MOVED by Ald. Puil

THAT this clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

Vancouver Museums & Planetarium
Association - Annual Operating Grant
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

MOVED by Ald. Brown

THAT the Standing Committee on Finance and Administration, as soon as possible, review the financial situation of the Museum and Planetarium Complex, and examine all options with respect to future funding.

- CARRIED UNANIMOUSLY

False Creek Development
(Clause 3)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters

(March 4, 1977) (Cont'd)

Handling of Drug Exhibits

(Clause 4)

During consideration of this clause Deputy Chief Dixon addressed the Council in further explanation of the report.

The Mayor also advised on meetings held with the Provincial and Federal Governments in respect of the whole question of costs related to enforcement of drug laws.

MOVED by Ald. Rankin

THAT the request of the Vancouver Police Board, as contained in its resolution of February 3, 1977, be approved and, therefore, the engagement of an additional clerk, effective July 1, 1977, and the purchase of the required furniture and equipment as detailed in this report, be approved, prior to final approval of the 1977 Police budget.

- CARRIED

(Ald. Brown, Harcourt and Puil opposed)

Personnel Matters

(March 4, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Attendance One Employee, Health Department - 11th Graduate Summer Session in Epidemiology
- Cl. 2: Personnel Regulations - Clothing Allowance, Conferences, Group Life Insurance, Probationary Period, Vacations
- Cl. 3. Team Policing District 4.

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters

(March 4, 1977)

The Council considered this report which contains eleven clauses identified as follows:

- Cl. 1: Procedures - Minor Repairs & Renovations to Civic Buildings
- Cl. 2: Demolition - 1897 Burrard
- Cl. 3: Lease of City-owned Property - 523 West 6th
- Cl. 4: Cancellation of Siding Agreement North of 6th Avenue, West of Cambie
- Cl. 5: Sale - W/S Copley North of Lane North of 19th Avenue
- Cl. 6: Lease Renewal - 1581-1585 West 4th Avenue
- Cl. 7: Burrard Street Widening - Purchase of portion of property 1900 Burrard Street
- Cl. 8: Burrard Street Widening - Purchase of portion of property 1743 Burrard Street
- Cl. 9: Burrard Street Widening - Purchase of portion of property 1790 West 4th Avenue
- Cl. 10: Burrard Street Widening - Purchase of East 7 feet of 2351-97 & 2401-21 Burrard Street
- Cl. 11: Acquisition of 3296 S.E. Marine Drive and Sale of 1352 West 6th Avenue

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 4, 1977) (Cont'd)

Procedures - Minor Repairs and
Renovations to Civic Buildings
(Clause 1)

In considering this clause, the City Manager also recommended that the same procedure be authorized for other civic departments when recommended by the Director of Finance and the City Manager.

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 11 inclusive

MOVED by Ald. Bellamy

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, be approved.

- CARRIED UNANIMOUSLY

B. Larwill Bus Depot Rentals.

MOVED by Ald. Brown

THAT the Council meet with the Park Board to discuss the Larwill Bus Depot Rental issue, at the same time the Jericho Park matter is discussed.

- CARRIED UNANIMOUSLY

C. Exemption of Earthquake Standards
for Heritage Buildings and Buildings
in Historic Areas.

In considering this report a letter, dated March 4, 1977, from the Heritage Advisory Committee was noted, requesting Council to defer any decision regarding exemption of earthquake standards for heritage buildings in historic areas from the Building By-law, pending presentation of the report to Council on criteria for heritage buildings and methods of compensation for owners of designated buildings.

MOVED by Ald. Puil

THAT this report be deferred pending the hearing of a delegation from the Gastown Townsite Committee as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. St. Patrick's Day Parade

MOVED by Ald. Rankin

THAT an additional grant in the amount of \$781.74 be authorized to forgive the outstanding 1976 St. Patrick's Day Parade account;

FURTHER THAT the request for an estimated grant of \$1500 to defray the costs of City services for the 1977 parade, be approved.

(Ald. Brown, Ford and Puil opposed) - CARRIED BY THE
REQUIRED MAJORITY

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The Council recessed at 3.45 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4.10 p.m. with the same members present.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee
on Planning and Development,
February 17, 1977

Central Waterfront Plans
(Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this Clause be approved after deleting the letter "s" from the word "meetings" in recommendations A(ii) and A(iii).

- CARRIED UNANIMOUSLY

II. Joint Report of Standing Committees
on Community Services and Finance &
Administration, February 17, 1977

1977 Social Service Grants
(Clause 1)

Council considered this clause of the Committees, and taking into consideration the recommendations of the Committees, approved grants as follows:

<u>Organization</u>	<u>Council Action</u>	<u>Moved By</u>	<u>Vote</u>														
Elizabeth Fry Society	That a grant of \$2,200 be made to Elizabeth Fry Society	Ald. Puil	Carried by the Required Majority														
Vancouver Community Legal Assistance Society	That a grant of \$22,660 be made to the Vancouver Community Legal Assistance Society	Ald. Rankin	Carried by the Required Majority														
MOSAIC (Community Translation) 911 Translation	That a grant of \$20,706 be made to MOSAIC (Community Translation) 911 Translation	Ald. Gerard	Carried by the Required Majority														
Neighbourhood Services Association	That a grant of \$126,600.00 be made to Neighbourhood Services Association and allocated as follows: <table><tr><td><u>Area</u></td><td><u>1977 Allocation</u></td></tr><tr><td>1. Cedar Cottage</td><td>\$26,650.00</td></tr><tr><td>2. Gordon House</td><td>26,650.00</td></tr><tr><td>3. Kits House</td><td>26,650.00</td></tr><tr><td>4. Fraserview</td><td>21,650.00</td></tr><tr><td>5. Frog Hollow</td><td>15,000.00</td></tr><tr><td>6. Mount Pleasant</td><td>10,000.00</td></tr></table>	<u>Area</u>	<u>1977 Allocation</u>	1. Cedar Cottage	\$26,650.00	2. Gordon House	26,650.00	3. Kits House	26,650.00	4. Fraserview	21,650.00	5. Frog Hollow	15,000.00	6. Mount Pleasant	10,000.00	Ald. Rankin	Carried by the Required Majority (Ald. Kennedy, Puil and Mayor opposed)
<u>Area</u>	<u>1977 Allocation</u>																
1. Cedar Cottage	\$26,650.00																
2. Gordon House	26,650.00																
3. Kits House	26,650.00																
4. Fraserview	21,650.00																
5. Frog Hollow	15,000.00																
6. Mount Pleasant	10,000.00																
Vancouver and District Public Housing Tenants Association	That a grant of \$23,000 be made to Vancouver and District Public Tenants Association	Ald. Rankin	Carried by the Required Majority														
Canadian Paraplegic Association	That a grant of \$18,150 be made to Canadian Paraplegic Association	Ald. Gibson	Carried by the Required Majority														

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees
on Community Services and Finance &
Administration, February 17, 1977 (cont'd)

1977 Social Service Grants
(Clause 1) (cont'd)

<u>Organization</u>	<u>Council Action</u>	<u>Moved By</u>	<u>Vote</u>
Crisis Inter- vention and Suicide Prevention Centre	That a grant of \$13,350 be made to Crisis Inter- vention and Suicide Prevention Centre, it being understood that this is not necessarily the final year for City funding of the Centre	Ald. Brown	Carried by the Required Majority
Handicapped Resource Centre (Vancouver Resource Society for the Physically Disabled)	That a grant of \$10,602 be made to the Handicapped Resource Centre (Vancouver Resource Society for the Physically Disabled)	Ald. Puil	Carried by the Required Majority
Mental Patients Association	That a grant of \$21,360 be made to the Mental Patients Association	Ald. Rankin	Carried by the Required Majority (Ald. Brown, Kennedy and Puil opposed)
Western Institute for the Deaf	That a grant of \$9,600 be made to the Western Institute for the Deaf	Ald. Harcourt	Carried by the Required Majority
Point Grey Minor Hockey Association	That a grant of \$2,400 be made to Point Grey Minor Hockey Association	Ald. Rankin	Carried by the Required Majority (Ald. Ford opposed)
The Vancouver Indian Centre	That a grant of \$16,656 be made to the Vancouver Indian Centre	Ald. Rankin	Carried by the Required Majority
Vancouver-Richmond Association for the Mentally Retarded	That a grant of \$15,114 be made to the Vancouver- Richmond Association for the Mentally Retarded	Ald. Puil	Carried by the Required Majority
Dugout	That a grant of \$13,681 be approved for Dugout	Ald. Kennedy	Carried by the Required Majority
Gastown Residents Association (Stanley and Fountain Society)	That a grant of \$5,445 be approved for Gastown Residents Association (Stanley & Fountain Society)	Ald. Harcourt	Carried by the Required Majority

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees
on Community Services and Finance &
Administration, February 17, 1977 (cont'd)

1977 Social Service Grants
(Clause 1) (cont'd)

<u>Organization</u>	<u>Council Action</u>	<u>Moved By</u>	<u>Vote</u>
God's Rescue Mission	That a grant of \$4,000 be made to God's Rescue Mission	Ald. Kennedy	Carried by the Required Majority
New Hope Centre	That a grant of \$12,084 be made to New Hope Centre	Ald. Puil	Carried by the Required Majority
Big Brothers of British Columbia	That a grant of \$26,728 be made Big Brothers of British Columbia	Ald. Bellamy	Carried by the Required Majority
Vancouver Big Sisters	That a grant of \$22,482 be made Vancouver Big Sisters	Ald. Bellamy	Carried by the Required Majority
Boys and Girls Clubs of Greater Vancouver	That a grant of \$20,000 be made to Boys and Girls Clubs of Greater Vancouver	Ald. Gerard	Carried by the Required Majority (Ald. Brown, Kennedy and the Mayor opposed)
Family Service Centres of Greater Vancouver	That a grant of \$31,135 be made to Family Service Centres of Greater Vancouver	Ald. Harcourt	Carried by the Required Majority
Frog Hollow Youth Worker (N.S.A.)	That a grant of \$15,000 be made to Frog Hollow Youth Worker (N.S.A.)	Ald. Bellamy	Carried by the Required Majority
Kiwassa Neighbourhood Services	That a grant of \$11,092 be made to Kiwassa Neighbourhood Services	Ald. Bellamy	Carried by the Required Majority
Mt. Pleasant Neighbourhood Association (formerly the Mt. Pleasant Citizens Committee)	That a grant of \$170.00 be made to Mt. Pleasant Neighbourhood Association (formerly the Mt. Pleasant Citizens Committee)	Ald. Rankin	Carried by the Required Majority
Outward Bound	That a grant of \$3,720 be made to Outward Bound	Ald. Rankin	Carried by the Required Majority
Y.W.C.A. Strathcona	That a grant of \$15,383 be made to Y.W.C.A. Strathcona	Ald. Kennedy	Carried by the Required Majority

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees
on Community Services and Finance &
Administration, February 17, 1977 (cont'd)

1977 Social Service Grants
(Clause 1) (cont'd)

<u>Organization</u>	<u>Council Action</u>	<u>Moved By</u>	<u>Vote</u>
Y.W.C.A. Sunset	That a grant of \$16,971 be made to Y.W.C.A. Sunset	Ald. Puil	Carried by the Required Majority
Crossreach	That a grant of \$10,400 be made to Crossreach	Ald. Kennedy	Carried by the Required Majority
Vancouver Second Mile Society	That a grant of \$4,838 be made to Vancouver Second Mile Society	Ald. Rankin	Carried by the Required Majority

The Council considered the Committees' recommendations with respect to the following organizations, and took no action to approve grants:

<u>Organization</u>	<u>Council Motions</u>	<u>Moved By</u>	<u>Vote and Council Action</u>
B.C. Civil Liberties Association	That a grant of \$5,000 be made to B.C. Civil Liberties Association	Ald. Harcourt	LOST not having received required majority (Ald. Bellamy, Gerard, Gibson, Kennedy & Puil opposed)
	That no grant be made to the B.C. Civil Liberties Association in 1977	Ald. Puil	<u>CARRIED</u> (Ald. Brown and Harcourt oppose)
The Concord Society to Assist Ex-Convicts of B.C.	That no grant be made to The Concord Society to Assist Ex-Convicts of B.C. in 1977	Ald. Puil	<u>CARRIED</u>
Greater Vancouver Helpful Neighbour Society	That no action be taken at this time	Ald. Marzari	<u>CARRIED</u>
Grandview Free Store Society	That no action be taken at this time	Ald. Brown	<u>CARRIED</u>
Vancouver Neurological Centre	That a grant of \$17,280 be made to the Vancouver Neurological Centre	Ald. Gibson	LOST not having received required majority (Ald. Brown, Marzari, Puil & Mayor opposed)
Vancouver C-TRAC Society	That a grant of \$15,000 be made to the Vancouver C-TRAC Society	Ald. Rankin	LOST not having received required majority (Ald. Bellamy, Brown, Ford, Gerard, Kennedy, Marzari, Puil & Mayor opposed)
	That no grant be made to Vancouver C-TRAC Society	Ald. Puil	<u>CARRIED</u> (Ald. Harcourt & Rankin opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)Joint Report of Standing Committees
on Community Services and Finance &
Administration, February 17, 1977 (cont'd)1977 Social Service Grants
(Clause 1) (cont'd)

<u>Organization</u>	<u>Council Motions</u>	<u>Moved By</u>	<u>Vote and Council Action</u>
Vancouver Recreational Hockey League for Adults	That no grant be made to Vancouver Recreational Hockey League for Adults	Ald. Gerard	<u>CARRIED</u>
Catholic Community Services (The Door is Open)	That a grant of \$3,460 be made to Catholic Community Services (The Door is Open)	Ald. Rankin	<u>LOST</u> not having received requir ed majority (Ald. Bellamy, Brown, Ford, Gibson, Kennedy Marzari, Puil & Mayor opposed)
	That no grant be made to Catholic Community Services (The Door is Open)	Ald. Puil	<u>CARRIED</u> (Ald. Gerard opposed)
DERA (Downtown Eastside Residents Association)	That a grant of \$36,288 be made to DERA (Downtown Eastside Residents Association)	Ald. Rankin	<u>LOST</u> not having received requir ed majority (Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil & Mayor opposed)
	That a grant of \$12,096 be made to DERA (Downtown Eastside Residents Association)	Ald. Brown	<u>LOST</u> not having received requir ed majority (Ald. Ford, Gerard, Gibson, Kennedy, Puil & Mayor opposed)
	Further that the allocation of the funds to DERA be under the supervision of the Director of Social Planning with respect to the program		<u>(NOT PUT)</u>
Mt. Pleasant Child Care Society	That no action be taken on the application of Mt. Pleasant Child Care Society for a grant	Ald. Brown	<u>CARRIED</u>

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MOVED by Ald. Harcourt,

THAT consideration of the grant to Meals on Wheels be deferred
to later this day to permit the hearing of delegations.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT City Council approve the recommendations of the Joint
Community Services and Finance and Administration Committees as
noted above, subject to any terms or conditions as suggested by
the Director of Social Planning in the Manager's report of
February 10, 1977;

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees
on Community Services and Finance &
Administration, February 17, 1977 (cont'd)

1977 Social Service Grants
(Clause 1) (cont'd)

FURTHER THAT City Council write to the Provincial Minister of Health urging that his department re-examine its financial allocations with a view to increasing its funding of the Mental Patients Association, the Vancouver Neurological Centre and the Downtown Community Health Society, pointing out that every person who may be kept out of the hospital as a result of the work of such agencies represents a potential saving to the Provincial Department of Health of some \$10,000.00 per year;

FURTHER THAT City Council advise the Park Board that in the City's opinion greater public use could be made of the cycle track on East Broadway if the Park Board would fund the salary of a manager-programer to operate the track;

FURTHER THAT the Director of Social Planning evaluate the increased grant request of Meals on Wheels and report to City Council when the 1977 community service grants are up for consideration, and that representatives of Meals on Wheels be invited to attend.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Transportation,
February 17, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Removal of 'No Stopping' Signs on Water Street in Gastown
- Cl. 2: Flower Vending Kiosk of Mr. Umberto Marvuglia - Granville Mall
- Cl. 3: Downtown Eastside Area - Traffic Improvements

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Community Services,
February 24, 1977

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Complaint re Noise at Spinning Wheel Cabaret
- Cl. 2: Cabaret at 343 East Hastings
- Cl. 3: Operation of Tax Buying Companies
- Cl. 4: El Cid Hotel, 340 Cambie Street
- Cl. 5: Complaints re Day Care on Arbutus between 6th and 8th Avenues
- Cl. 6: Rent Increases at Ferrara Court, 504 East Hastings

Clauses 1, 2, 3 and 6

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 6 be approved.

- CARRIED UNANIMOUSLY

cont'd

Regular Council, March 8, 1977 17

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
February 24, 1977 (cont'd)

El Cid Hotel, 340 Cambie
Street (Clause 4)

Alderman Rankin, Chairman of the Standing Committee on Community Services, advised that satisfactory arrangements have been made to connect the sprinkler system of the El Cid Hotel to the City water supply.

MOVED by Ald. Rankin,

THAT the oral report of the Chairman of the Standing Committee on Community Services on the El Cid Hotel, be received for information.

- CARRIED UNANIMOUSLY

Complaints re Day Care on Arbutus
between 6th and 8th Avenues (Clause 5)

The Council noted a request from Mrs. Malek to appear before Council on this matter.

MOVED by Ald. Rankin,

THAT consideration of this clause be deferred to permit the hearing of a delegation from Mrs. Malek.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
February 24, 1977

Local Area Planning/N.I.P. -
Liaison Aldermen (Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,

SECONDED by Ald. Puil,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4188,
BEING THE ZONING AND DEVELOPMENT
FEE BY-LAW

MOVED by Ald. Harcourt,

SECONDED by Ald. Gibson,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,

SECONDED by Ald. Gibson,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes (N. 10' of West ½ of Lot 14, Block 294, D.L. 526)

MOVED by Ald. Rankin,

SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West half of Lot 14, Block 295, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated February 10, 1977, and marginally numbered LF 8094, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Closing, Stopping Up and Consolidating (Portion of Alberta Street South of 49th Avenue - Langara Development)

MOVED by Ald. Rankin,

SECONDED by Ald. Gerard,

THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) Whereas Alberta Street, South of 49th Avenue adjacent to City owned Lot 'A', Block 1165, District Lot 526, Plan 12842 terminates in a Cul-de-sac;
- (3) The Cul-de-sac must be extended 50 feet to accommodate the subdivision of the property to the west;
- (4) This relocation of the Cul-de-sac eliminates a need for a portion of the existing Cul-de-sac and an exchange of lands should be made;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of plan 16033 adjacent to Lot 'A', Block 1165, District Lot 526, Plan 12842, the same as shown outlined red on plan sworn to by G. Girardin, B.C.L.S., on January 10, 1977, and marginally numbered LF 4487, a print of which is hereunto annexed, be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the said closed road be consolidated with a portion of the abutting said Lot 'A'.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Urban Demonstration Project - Harbour Park

MOVED by Ald. Brown,

THAT a sum of money for the Harbour Park Development proposal be added to the list of projects submitted to the Minister for Urban Affairs for consideration as an Urban Demonstration Project.

- CARRIED

(Alderman Harcourt and the Mayor opposed)

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The Council recessed at approximately 5:05 p.m. to reconvene at 7:30 p.m.

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Regular Council, March 8, 1977 19

The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy, Marzari,
Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT this Council resolve itself into Committee of the Whole,
Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Text Amendment to Limit Office
Development in C-2 Commercial
Districts

On January 25, 1977, Council deferred the report of the City Manager dated January 21, 1977, on text amendment to limit office development in C-2 Commercial Districts for a report reference from the Director of Planning.

The Director of Planning outlined the implications of the proposed text amendment and explained the reasons for his recommendation that Council instruct him to withdraw the application for the C-2 text change at this time.

Mr. Robert Benna, Suburban Business Property Owners' Association, filed and read a brief to Council. He suggested that to ensure that office building development in C-2 areas would not affect retail frontage, Council pass a by-law requiring the ground floor of all office buildings constructed in C-2 areas, be reserved for retail trade. He stated the objections which his Association has to the proposed text amendment. His Association requested that Council withdraw the proposed text amendment.

Mr. R. Orr, Suburban Business Property Owners' Association, also spoke in support of the Association's position.

A motel owner on Kingsway addressed Council and suggested that consideration be given to encouraging development of lower priced motels along Kingsway.

MOVED by Ald. Bellamy,

THAT the Director of Planning be instructed to:

- (a) withdraw the application for the C-2 text change;
- (b) report in approximately six months' time on office development in C-2 districts.

- CARRIED

(Aldermen Marzari and Rankin opposed)

MOVED by Ald. Marzari,

THAT the Director of Planning be instructed to make application for an amendment to the C-2 zoning to require that the ground floor of all buildings developed in C-2 areas, be retail.

- Deferred

cont'd....

Regular Council, March 8, 1977 20

DELEGATIONS (cont'd)

Text Amendment to Limit Office
Development in C-2 Commercial
Districts (cont'd)

MOVED by Ald. Puil,

THAT consideration of Alderman Marzari's motion be deferred pending a report from the Director of Planning on ways and means of encouraging retail growth on the ground levels of development in C-2 areas.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

Council then considered the report of the City Manager dated February 24, 1977, on procedures to encourage office development outside the City of Vancouver. In this report, the Director of Planning recommended:

- (1) The Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City; and that the letter attached as Appendix II be used for that purpose.
- (2) The Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City.

MOVED by Ald. Puil,

THAT Council declare a one year moratorium on the process whereby potential office developers in Vancouver are encouraged to relocate in regional town centres outside the City.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Gerard,

THAT recommendation (1) of the Director of Planning not be approved and the Director of Planning be instructed to discontinue the practice of requiring potential office developers to provide a letter of justification stating why they wish to locate in Vancouver.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown,

THAT the Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City; and that the letter attached as Appendix II be used for that purpose.

- CARRIED

(Aldermen Gerard and Puil opposed)

(The Mayor advised that he and some other members of Council would meet with Mr. Farry, GVRD Planning Department, and the Director of Planning to review the office development process for report back.)

MOVED by Ald. Ford,

THAT the Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City where appropriate.

- CARRIED UNANIMOUSLY

(Appendix II is on file in
the City Clerk's Office.)

DELEGATIONS (cont'd)

Retention of Improvements
at 3020 West 3rd Avenue

Council on February 22, 1977, agreed to hear representation from Ms. D. Dobrowolski concerning retention of improvements at 3020 West 3rd Avenue.

Submitted for information was a report of the City Manager dated March 1, 1977, setting out the history of current improvements to this dwelling.

Ms. Dobrowolski circulated a brief to Council.

Prior to hearing representations from Ms. Dobrowolski, the Director of Planning advised Council that the dwelling in question falls within one of the areas in Kitsilano which is under consideration as part of the Kitsilano "Conversion Areas". If the "Conversion Areas" are approved by Council, this dwelling could be compatible with the new zoning.

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred for one week to permit the Director of Planning to meet with Ms. Dobrowolski to explain the implications of the proposed Kitsilano "Conversion Area Plan".

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Alderman Harcourt left the meeting)

Application of Meals on Wheels
for a Grant of \$25,000

Earlier this day, Council had deferred consideration of the grant request of Meals on Wheels to permit representation from the organization.

A representative of Meals on Wheels was not present in the Chamber this evening.

Mrs. Susan Anderson, Social Planning Department, advised that representatives of Meals on Wheels did not appear, as following receipt of a letter from the Mayor, they will be seeking Provincial Government funding.

MOVED by Ald. Rankin,
THAT a grant of \$10,000 to Meals on Wheels be approved, and the Council defer consideration of the request of Meals on Wheels for an additional \$15,000 pending the outcome of the organization's request for Provincial Government funding.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

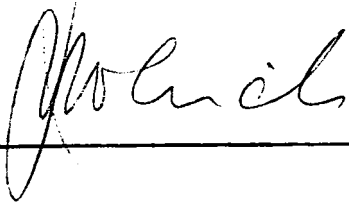
- CARRIED UNANIMOUSLY

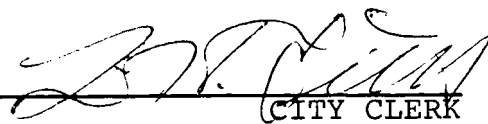
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The Council adjourned at approximately 9:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting
of March 8, 1977, adopted on March 15, 1977.


MAYOR


CITY CLERK

MANAGER'S REPORT

February 24, 1977

TO: City Council

SUBJECT: Procedures to encourage office developments outside the City of Vancouver

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"The purpose of this report is to inform Council of current procedures being implemented by the Planning Department to encourage office developments to locate outside the City of Vancouver in accordance with the G.V.R.D. Livable Region Program and the resolutions of Council in support of the Program. Some changes are proposed to make these procedures more understandable and effective.

The Livable Region Program

A major aim of the Livable Region Program is to obtain a better balance between jobs and residents in each part of the region. Benefits to the entire region include shorter journeys to work, savings on transportation investment, and greater opportunities for work, shopping and recreation closer to home.

A decrease in the proportion of new office jobs in Vancouver, and an increase in office jobs in the proposed regional town centres in suburban areas, are key objectives of the proposed plan.

Both incentives to encourage new offices to locate in the regional town centres, and controls to discourage offices from locating in Vancouver, will be needed since the program represents a major shift away from current development trends.

City Actions:

The City Council approved the concepts of the Livable Region Program in principle, and adopted several resolutions in support of locating offices outside Vancouver in regional town centers. (See Appendix I)

Controls on office growth in the Downtown were discussed by the Planning Committee in May, 1975, during meetings on the Downtown rezoning proposals and the Livable Region Program.

It was generally recognized that the proposals to rezone the Downtown and Broadway areas would do little to slow the rate of office growth over the next 10 years although they would result in higher amenity standards.

For this reason the Director of Planning was asked to develop, with the G.V.R.D., other controls and incentives to encourage decentralization (see Council resolution May 13th, 1975 in Appendix 1).

The Committee also agreed, during a meeting on May 29th, 1975 attended by G.V.R.D. staff, to request a letter from developers of office buildings downtown explaining why the development had to be located in Vancouver rather than a regional town centre. Discussion on the letter from developers was brief and was not recorded by the Clerk in minutes or resolutions of the Committee; however, a number of people attending the meeting can recall the discussion taking place.

Staff Follow-up

As a result of the various Council instructions, staff have followed up the question of office decentralization in several ways:

- A three part work program was agreed with G.V.R.D. staff of which the first part, an introduction, has been completed, and the second part, a cost/benefit study of employment growth, has been partially completed. The third part, an analysis of implementing growth controls, has not yet been completed because of other priorities.

- In November, 1975 a brief was submitted from B.C. Hydro, at the request of Planning staff, explaining the reasons for the proposed expansion of the B.C. Hydro head office building.
- In February 1976, an information sheet was issued in order to inform applicants about new procedures affecting development permit applications in the Central Area. This information sheet includes the following required information to be submitted with applications for office buildings in the Downtown District;

"A written statement giving specific reasons why the proposed office building development must be located in the Downtown District."

- On April 27th, 1976 the Director of Planning for the G.V.R.D. wrote to the Director of Planning proposing better administrative methods for processing the written statement to be submitted by developers.

On May 6, 1976 the Mayor replied to the G.V.R.D. Director of Planning expressing the opinion that it was more important to concentrate on how to make regional town centres more attractive than to slow down the growth of offices in Downtown.

Review of Written Statement Procedure

It is believed that the procedure of requesting developers to explain why the office space proposed is needed in the City, serves the following useful purposes:

1. It can alert developers to the need for proper market feasibility studies of the proposed office space, related to current office vacancies and the uncertain prospects for continued rapid economic growth.
2. It makes developers aware of the Livable Region Program and may lead to the consideration of regional town centres as an alternative location.
3. In the case of government buildings, such as the proposed Federal Building or B.C. Hydro offices, the letter may initiate a dialogue which could influence the size, location and timing of the proposed developments.
4. It can provide the City with information on office employment in the City including activities which require a location within the city, and the extent of speculative office building compared with building for specific clients.
5. The information could be useful if the City wished to consider further controls on office developments at some future date; for example, approval could be limited to proposals having a certain percentage of the office space pre-leased to specific tenants.

Although under current conditions of over-supply of office space there appears to be little need for further controls, a change in economic conditions could precipitate renewed office building activity in the City. During the present lull in development activity, studies on further controls on offices in the City, and further incentives to attract offices to regional town centres, should be continued.

Proposed Improvements to Procedures

It is proposed that several changes be made to current procedures regarding the written statement, to achieve the purposes outlined above: -

- the reasons for the information request, and the specific information to be provided, should be explained in writing to all applicants for larger office developments. (See Draft attached as APPENDIX II).
- all applicants for office developments exceeding 5,000 sq. ft. in the City of Vancouver should be included. While most office proposals are in the Downtown or Broadway areas, other areas of the City should be included also to encourage developers to consider locating in the regional town centres outside the city in preference to suburban locations within the City.

- 3 -

- For reasons of equity, it is proposed that the requirements should apply also to requests to renew or extend existing development permit approvals. (See Appendix III for major projects approved but not yet started)
- it should be made clear to non-government applicants that the questions are being asked for information purposes only. The information is NOT proposed to be used by the approving authority (Development Permit Board in the Central Area, Director of Planning elsewhere) as a basis for refusing development approval.

However, as noted above, for government proposals the letter could lead to direct discussion between Council and the applicant on the need to build more office space in the City of Vancouver.

RECOMMENDATION

It is recommended that:

1. The Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City; and that the letter attached as APPENDIX II be used for that purpose.
2. The Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City.

The City Manager submits the recommendations of the Director of Planning for Council's CONSIDERATION, and also asks Council to consider whether the actions to discourage office locations should be limited to the Central Area or apply throughout the City. (This is related to the question of changing the C-2 Zoning.)

FOR COUNCIL ACTION SEE PAGE(S) 345

MANAGER'S REPORT

March 1, 1977

TO: Vancouver City Council

SUBJECT: Retention of Improvements at 3020 West 3rd Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"The City Clerk received a letter from Ms. Dolores Dobrowolski requesting a delegation to represent Mr. Derek Del Puppo and residents of the neighbourhood in order to request the retention of the improvements made to Mr. Del Puppo's house at 3020 West 3rd Avenue.

The existing house is located in a RS-2 One Family Dwelling District and in August 1955 the Technical Planning Board approved the conversion of this building to permit one dwelling unit on the main floor and two housekeeping units on the second floor for the life of the existing building.

The RS-2 One Family Dwelling District permits as a conditional use the conversion of an existing building into dwelling units, or housekeeping or sleeping units in any case where the existing building, by reason of its age and size, is deemed unsuitable to its proposed use; as an existing building is deemed to be one existing prior to 1956 no additions are permitted unless approved by the Board of Variance.

HISTORY OF CURRENT IMPROVEMENTS

- On June 19, 1969 the Board of Variance refused a request to erect a 8'10" x 12' bedroom addition to the rear of the main floor to this Multiple Conversion Dwelling (Appeal #17443).
- On June 16, 1976 the Board of Variance refused a request to add to and alter the existing Multiple Conversion Dwelling and also provide a 20' x 26' upper floor (Appeal #20585).
- On September 15, 1976 the Board of Variance again refused a request to add to the existing Multiple Conversion Dwelling and also provide 2 bathroom units on the upper floor (Appeal #20661).
- On October 14, 1976, Development Permit Application #75442 was issued to install a 4' x 26' balcony and canopy to the front of the existing Multiple Conversion Dwelling.
- On October 29, 1976 the Inspection Services reported that work had been started on this building without the necessary Building Permits, the owner was requested to stop work in the meantime. Re-inspection on November 25, 1976 found that the work was still progressing and a Stop Work Order was posted.
- On November 29, 1976 Building Permit #818816 was issued for the construction of a 26' x 4' balcony and canopy on the existing Multiple Conversion Dwelling and exterior alterations to rear to provide glass sliding doors to balcony. This issuance of the Building Permit nullified the Stop Work Order.
- Inspection of the building on January 21, 1977 found that alterations and additions were being made to the 1st, 2nd, and 3rd floors, such as dormers, and sundeck/fire escapes on the 1st and 2nd floors at the rear, new windows, etc. that were not covered by the Building Permit. A new Stop Work Card was posted and the owner was requested to submit complete plans and obtain a Development Permit and an additional Building Permit.
- On February 8, 1977 the City Building Inspector sent a double registered letter to Mr. Del Puppo ordering the suspension of the construction at this site immediately so that further action would be unnecessary, the letter further noted that an appeal had been filed and advised him that in the event the appeal is disallowed all partitions and additions erected without permits must be removed and the building restored to its previous condition.

Cont'd. . . .

- 2 -

- On February 9, 1977 the Board of Variance refused permission to add to and alter the existing Multiple Conversion Dwelling to provide 2 bathrooms and 2 rooms on the attic floor (Appeal #20831).
- The last Building Inspector's report, dated February 17, 1977, indicated that since the last Stop Work Order has been posted the exterior finishes have been done, such as roofing, siding, sundeck and handrails, brick facing and planters, etc. It also noted that very little has been done to the inside of this dwelling.

The drawings submitted with the latest appeal indicate that the alterations would convert the approved dwelling and 2 housekeeping units into 3 dwelling units."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION: Ms. D. Dobrowolski.

FOR COUNCIL ACTION SEE PAGE(S) 347

Manager's Report, March 4, 1977 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of North Side of Pender Street East of Clark Drive - Abutting Subdivision D Except the South 7 Feet, Now Road, of Lots 13 and 14, Block 11, Subdivision B, District Lot 182, Plans 1087 and 4157

The City Engineer reports as follows:

"An application has been received to purchase the south 7 feet of Subdivision D of Lots 13 and 14, Block 11, Subdivision B, District Lot 182, Plans 1086 and 4157 which is presently established for road. The applicant wishes to consolidate the 7-foot road widening strip with the remainder of Subdivision D.

The 7 feet was established for road when it was planned to widen Pender Street to 80 feet. Present planning is for Pender Street to remain 66 feet and the 7-foot widening strip is no longer required.

I RECOMMEND that the south 7 feet of Subdivision D of Lots 13 and 14, Block 11, Subdivision B, District Lot 182, Plans 1086 and 4157 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The closed portion of road to be consolidated with the remainder of Subdivision D.
- (b) The value of the 7-foot strip to be \$6,720 inclusive of all costs, in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the Lane South of School Avenue West of Latta Street Adjacent to Lot 5, Subdivision B, Block 19, D.L. 50, Plan 1820

The City Engineer reports as follows:

"An application has been received to purchase portion of the lane south of School Avenue west of Latta Street by the owner of the lot abutting this portion of lane. This portion of lane is occupied by the applicant's garage and is not required for lane purposes. The encroachment is under agreement in accordance with the Encroachment By-Law.

The applicant is prepared to dedicate the northerly 16.5 feet of Lot 5 for the widening of School Avenue in exchange for the portion of lane that is not required by the City. The Supervisor of Properties advises that this exchange is fair and equitable.

I RECOMMEND that all that portion of lane shown hatched on the attached sketch be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The owner of Lot 5, Subdivision B, Block 19, D.L. 50, to dedicate the northerly 16.5 feet of his property for road purposes.
- (b) The closed lane to be subdivided with the abutting lot to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Hastings Viaduct Replacement

The City Engineer reports as follows:

The Hastings Viaduct carries traffic over Raymur Street and the Burlington Northern Railway tracks on the Burrard Inlet line. The structure is in need of replacement and funds for this purpose are allowed in the current Five-Year Plan for capital works.

The amount of \$250,000 is included in our 1977 Basic Streets Capital Budget for investigation, preliminary work and design.

Manager's Report, March 4, 1977 (WORKS: A1 - 2)

Clause 3 Cont'd

It is necessary to apply to the Canadian Transport Commission for an order to reconstruct the bridge and a contribution towards costs of reconstruction.

I RECOMMEND that:

- (a) The Director of Legal Services be instructed to apply to the Canadian Transport Commission for an order to reconstruct the Hastings Street Viaduct and a contribution towards construction costs.
- (b) The City Engineer be authorized to sign plans on behalf of the City.
- (c) The City Engineer be authorized to carry out or have carried out investigations, preliminary work and design for the new viaduct."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Tender No. 56-77-1 Asphalts Liquid and Paving

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by the City Manager on February 7, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

General Information

Three bids were received and based on a total estimated quantity for a one-year period the tendered prices are as follows:

	<u>Item</u>	<u>Shell Canada</u>	<u>Imperial Oil</u>	<u>Chevron Canada</u>
1.	MC grades	\$ 64,960	\$ 66,416	No Bid
2.	Emulsions	No Bid	No Bid	\$ 51,875
3.	85/100 Grade	\$389,450	\$401,900	\$401,850

The tender required that the stated discount and freight charges remain constant for the duration of the contract; however, the product price could fluctuate in accordance with changes in the Vancouver posted industrial prices.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Shell Oil Ltd.

Item 1 - MC Grades

At a total estimated cost of \$64,960.

Item 3 - 85/100 Grades

At a total estimated cost of \$389,450.

Cont'd . . .

Manager's Report, March 4, 1977 (WORKS: A1 - 3)

Clause 4 Cont'd

Chevron Canada Ltd.

Item 2 - Emulsions

The only bid received at a total estimated cost of \$51,875.

The 7% Provincial Sales Tax is in addition to all prices shown in the report and tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Gas Utility Easement In Closed Road Near Adanac and Napier Streets

The Supervisor of Properties reports as follows:

"Pursuant to the Gas Utilities Act the City entered into an agreement November 22, 1956 to permit B.C. Hydro to maintain a gas main in the above area, amongst others, and if the street was closed the City was to pay the cost of relocation of the utilities. The street was closed without coming to an agreement with the Hydro although a Public Utility easement was retained and this covers the gas main.

B.C. Hydro have agreed to accept a license agreement to use a portion of the easement area to maintain their gas line.

The Supervisor of Properties recommends that the City execute a license agreement satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Encroachment Agreement Resulting from Subdivision: W/S Side of Laurel St. North of Kent Ave.

The City Engineer reports as follows:

"As a result of a subdivision proposal of property on the west side of Laurel Street, north of Kent Avenue, into Lots 3 and 4, the City requires the owners to dedicate the south 33' of Parcel A for future road purposes. With this 33' strip, there presently exists a concrete base for a loading crane, a railway spur, and a concrete retaining wall. Until this strip is actually required for the physical installation of the roadway, these facilities could remain as encroachments on the road allowance.

I RECOMMEND that the concrete base, railway spur, and concrete retaining wall remain as encroachments on the road allowance under the following condition:

- (a) The owner enter into an Encroachment Agreement with the City, the annual charges being nil."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Manager's Report, March 4, 1977 (WORKS: A1 - 4)

7. Authorization to Use the Seal of the City of Vancouver
on Standard Utilities Service Agreements

The City Engineer reports as follows:

"The utility companies require their customers to enter into agreements for the supply of electricity, gas and telephone service. These are standard forms and set out the description of the services, the rate schedules on which the charges will be based and other conditions of the companies. For the larger accounts involving the City as a customer, the company asks that the agreements be sealed with the seal of the City of Vancouver.

The type of service required and the content of these agreements are checked by the Engineering Department. To reduce the number of administrative items referred to Council, the City Engineer or his delegate signs these agreements for the City. When the utility company requests that the agreement be sealed, it would be expeditious if authority were granted to permit these agreements to be sealed over the signature of the City Engineer or his delegate.

I RECOMMEND that City Council authorize the use of the seal of the City of Vancouver on standard Utility Company service agreements signed by the City Engineer, the Deputy City Engineer or an Assistant City Engineer when the Utility Company requires the seal of the City of Vancouver on the agreement."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

8. Encroachment of Cornice - Bank of B.C. Building,
2735 Granville Street

The City Engineer reports as follows:

"An application has been received for the validation of an encroachment which has recently been built on City property due to a misunderstanding.

The structure is a cornice extending approximately five feet onto Granville Street a height of thirteen feet above the sidewalk and meets most of the requirements of the Building By-Law except for the distance it projects. An illuminated sign containing the name of the bank is attached to the encroachment and meets the requirements of the Sign By-Law. In the opinion of the City Engineer, the structure is not a hazard to public safety.

The structure can be validated by an agreement under the terms of the Encroachment By-Law. An annual charge of \$140.00 has been recommended by the Supervisor of Properties.

I RECOMMEND that

A. An Encroachment Agreement be entered into in accordance with the terms of the Encroachment By-Law and to the satisfaction of the Corporation Counsel and the City Engineer.

B. The annual charge under this agreement to be \$140.00 in accordance with the recommendation of the Supervisor of Properties.

C. The term of the agreement to be for the life of the building."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 332

Manager's Report, March 4, 1977 (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

INFORMATION

1. Rezoning Application - 2617 East Broadway

The Director of Planning reports as follows:

"Council on September 28, 1976, when dealing with a rezoning application by Western Inventory Service Ltd. respecting the abovementioned property, resolved 'that the Director of Planning report back to Council on alternate appropriate zoning for this property'.

The property in question was previously owned by the Young Men's Christian Association. The building on the site was used as a community activity centre (youth services, meetings, counselling, etc.). It is located immediately west of the Broadway Tabernacle Church and senior citizens residence complex, and across Broadway from the Vancouver Technical High School. The zoning of the site and surrounding residential area is RS-1.

Recently the property was purchased by the Neighbourhood Services Association and has become Frog Hollow Neighbourhood House. It is being managed by the Frog Hollow Community Services Society and will offer programs for youth and senior citizens, legal aid, consumer advice and other community-oriented services as well as providing information services for the Hastings-Sunrise area. The Frog Hollow Community Information Centre on Renfrew at Broadway will relocate to 2617 East Broadway.

The Planning Department's recommendation on the application to rezone this site to C-2 to permit a commercial operation was that the application not be approved because of the residential and institutional nature of adjacent land uses, and the availability of appropriately zoned commercial land elsewhere in the City. The subject site is located in an area where community-based social services, particularly for young people, are needed, and the Department supports the continued use of the property by a social service agency providing programs for residents of the surrounding community. Such a use may be permitted under the existing RS-1 zoning. There does not appear to be any reason to reconsider the zoning of this property at this time.

The Director of Social Planning advises that the Neighbourhood Services Association is satisfied with the current RS-1 zoning of the property, and agrees with the Director of Planning that no action is required on this rezoning application."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. Gulf Oil Canada Ltd. - 8385 St. George Street - Development Permit Application No. 74287 - Keylock Installation

The Director of Planning reports as follows:

"On June 8, 1976 a Development Permit Application was filed on behalf of Gulf Oil Canada to erect a fuelling Keylock installation with a 22' x 46' storage room and office at 8385 St. George Street. The facilities will have 7 fuelling pumps consisting of 4 diesel clear, 2 regular gasoline, and 1 diesel purple (marked Keylock pumps) located on 3 islands.

There is no existing classification for Keylock installations in the Zoning and Development By-law. However, it is noted that the Provincial Fire Regulations treat Keylocks separately from conventional service stations and self-service stations, in that a self-service and conventional

Cont'd . . .

Manager's Report, March 4, 1977 (BUILDING: A-4 - 2)

Clause #2 continued:

station is more controlled, by having an attendant at the location at all times, whereas a Keylock operation is considered a controlled private fuelling station for Key holders only.

Because the proposed use is similar to self-service gasoline service station operation, the matter was referred to City Council.

On August 31, 1976, Council resolved 'that the Development Permit Application #74287 for a Keylock Truck Fuelling Station at 8385 St. George Street be approved, in respect of diesel fuel only and that an attendant be on duty throughout the operation of the fueling station.'

Further, Council resolved 'that the City Manager report on the Keylock type fuelling station at Terminal and Main Streets and if a License has not yet been granted, such license be withheld until consideration of the matter by Council.'

City Council when dealing with a Keylock installation at Terminal and Main resolved 'that the Director of Legal Services and the Director of Permits and Licenses be instructed to create a new category in the License By-law to recognize this new method of marketing fuel to commercial customers and to control the numbers of such outlets.'

Subsequently, on November 30, 1976 Council approved the amendments to Section 2 of the License By-law #4450, by defining Keylock fuel stations and defining which Keylock stations would be licensed. (Appendix A)

As pointed out at the time by the Director of Legal Services, the amendments do not require that a full time attendant be on duty, nor does it require that the Keylock Station sell only diesel fuel. This is because the two stations which have been operating for some time, namely, the stations at 1810 Powell, and at Terminal and Main, do not have full time attendants and sell gasoline as well as diesel. However, as mentioned previously, when dealing with the Development Permit Application in respect of a Keylock Station at 8385 St. George Street, Council on August 31, 1976 instructed that the Development Permit require a full time attendant and that diesel only be sold.

Because of the subsequent amendments to the License By-law the Director of Planning recommends that with respect to Development Permit Application #74287 at 8385 St. George Street, Council rescind the conditions restricting the use to diesel sales only and requiring an attendant on duty during the operation of the fuelling station."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning Application - Former C.P.R. Right-of-Way
Between Arbutus and Chestnut Streets, Approximately 300
Feet North of Cornwall Avenue - Lots A-J, D.L. 526,
Plan 15855

The Director of Planning reports as follows:

'An application has been received from Mr. B.H. Kennedy of Marathon Realty Company Limited requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for Lots A - H and (RM-3A1) Multiple Dwelling District for Lots I and J for the purpose of:

'obtaining a uniformity of use permitting future development by comparison to zoning of adjoining lands.'

Cont'd . . .

Clause #3 continued:SITE DESCRIPTION

The sites are located between Arbutus and Chestnut Streets north of Cornwall Avenue. (See Appendix A). There are 10 sites of which eight have a 50 foot frontage and a depth of 100.98 feet for a total site area of 5,049 square feet. These eight lots are located between Arbutus and Cypress Streets. The remaining two lots are located on the north side of Greer Avenue between Cypress and Chestnut Streets. These two lots have a frontage of 50 feet and a depth of 138.7 feet for a total site area of 6,935 square feet. All the lots are zoned (RS-1) One-Family Dwelling District and contain no buildings. However, Lot B, which is adjacent to the Billy Bishop Royal Legion, is used for off-street parking approved by the Board of Variance in 1953.

The lands to the north of the lots are zoned (RT-2A) Two-Family Dwelling District and are developed mostly with one and two-family dwellings and some conversions. The land to the south of the lots is zoned (RM-3A1) Multiple Dwelling District of which the majority is developed with three-storey apartment buildings with some one and two-family dwellings, some conversions and one lot on the west side of Laburnum Street with the Billy Bishop Royal Legion.

The lands to the north and south were rezoned to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District respectively in the summer of 1976. The amending By-Law No. 4196 was enacted on September 9, 1976.

BACKGROUND

On June 30, 1975 Marathon Realty Company Limited applied to rezone the former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District. The purpose of the CD-1 By-Law was to allow construction of three townhouses per lot for Lots A - H and five townhouses per lot for Lots I and J. The Director of Planning recommended approval subject to compliance with the following conditions prior to enactment of the amending By-Law:

1. That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.
2. That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.
3. That the owner submit a satisfactory undertaking to Council in writing to give the City \$33,000.00 to be used to pay the City's share of undergrounding the B.C. Hydro line on Creelman Avenue.
4. That the owner submit a satisfactory undertaking to Council in writing to give the City \$27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

SEWER

An exhaustive search of City and C.P.R. records has failed to turn up any agreement between the C.P.R. and the City covering this sewer installation. Prior to construction of buildings on the Right-of-Way the sewers must be reconstructed. At that time the Law and Engineering Departments had concluded that under the circumstances, the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50/50 basis, providing that Marathon Realty grants the City a permanent easement for the new sewers.

B.C. HYDRO POLE LINE

B.C. Hydro presently has a pole line on the C.P.R. Right-of-Way which they are required to remove to allow for any development. B.C. Hydro had started to install a pole line on Creelman Avenue to take the place of the line to be removed but stopped when residents on Creelman Avenue protested. To place the Creelman Avenue line underground would cost approximately \$90,000 to \$100,000.00.

Marathon Realty would pay the City's share (one-third) of the cost of undergrounding or \$33,000.00. B.C. Hydro has agreed to pay one-third and the remaining one-third may be paid by the Provincial Government under the "Power and Telephone Line Beautification Fund Act".

Manager's Report, March 4, 1977 (BUILDING: A-4 - 4)

Clause #3 continued:

Following a Public Information Meeting held on February 9, 1976 with residents of the Kitsilano Point and representatives of Marathon Realty and the Planning Department when the form of development and the conditions of approval were discussed, Marathon Realty Company Limited, in a letter dated February 12, 1976, agreed to the conditions. (See Appendix B).

A Public Hearing was held on May 6, 1976 to consider the application but was adjourned due to the confusion as to what the property was zoned and, also, the terms of the conditions to be complied with prior to enactment. There was concern that the increment in value from (RT-2) (originally reported) to (CD-1) would be less than the increment in value from (RS-1) to (CD-1).

The Director of Planning reported to Council on June 29, 1976 that the lots are zoned (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District as originally reported. Some members of Council felt that in light of this new information, the conditions of the rezoning should be renegotiated. Council, on June 29, 1976, resolved:

'That Section A of the report dealing with the Former C.P.R. Right-of-Way be referred to the Mayor to establish a Committee of Council to negotiate with Marathon Realty with respect to Item 4 (Condition #4) of this report.'

On September 14, 1976 Marathon Realty withdrew their application to rezone the Former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District.

ANALYSIS - NEW APPLICATION

Marathon Realty Company Limited applied to rezone the lots of the Former C.P.R. Right-of-Way on November 15, 1976 from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for the Lots A - H and to (RM-3A1) Multiple Dwelling District for Lots I and J. The application is in keeping with the Kitsilano Point Plan which was approved by Council on August 12, 1975, specifically Policy 10:

'#10. When developed, the Right-of-Way should be used for some form of housing.'

The Planning Department supports the rezoning application to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District as it is consistent with the adjoining zoning. Under the (RT-2A) Two-Family Dwelling District the eight lots of 5,049 square feet each may be developed as a conditional use with townhouses or apartments not to exceed a floor space ratio of 0.75, a height of 2½ storeys nor 35 feet and must provide a minimum of two dwelling units with two or more bedrooms. The number of dwelling units shall not exceed four. The two lots proposed to be rezoned to (RM-3A1) Multiple Dwelling District which have a site area of 6,935 square feet each, could be developed with townhouses or an apartment building at a floor space ratio of 0.75 as an outright use, or a floor space ratio of 1.0 for townhouses and 1.45 (1.9 maximum under certain conditions) for apartments as a conditional use.

The Kitsilano Citizens' Planning Committee considered the rezoning application on December 8, 1976. The Committee supported the application but felt the potential benefits to the applicant are the same as with the previous application. The problem of undergrounding the Hydro wires is quite important as Kitsilano Point has been identified by City Council as a "public amenity area" on the basis of the intimate relationship between the regional recreation facilities and the residential area, as contained in the Kitsilano Point Plan approved by Council on August 12, 1975. It was therefore recommended:

'That the rezoning be approved with the condition that fair compensation be given to the community for the potential loss of amenity which will result from development of this site.'

Rezoning of the lots from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District affects the value of the land in the same way as rezoning from either (RS-1) One-Family Dwelling District or (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District. Only the amount in value is different. Therefore, as

Manager's Report, March 4, 1977 (BUILDING: A-4 - 5)

Clause #3 continued:

Marathon Realty Company Limited was prepared to comply with conditions 1, 2 and 3 (listed on page 1) pertaining to relocation and undergrounding of the sewer, hydro lines and telephone cable when it was proposed to be rezoned to (CD-1) Comprehensive Development District, it is relevant to reconsider these conditions with regard to this new application.

It seems relevant that conditions 1 - 3 still be required prior to enactment of any amending By-Law but Council may wish to enter into negotiations with Marathon Realty Company Limited regarding condition 4. Condition 4 required Marathon Realty Company Limited to give the City \$27,000.00 to be used for a neighbourhood project on Kitsilano Point when it was proposed to rezone from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District. Prior to the withdrawal of their CD-1 application, Council had established a Committee of Council to negotiate with Marathon Realty Company Limited.

The Supervisor of Property and Insurance has estimated that the increment in market value, given the various rezonings of the Former C.P.R. Right-of-Way, is as noted below:

<u>REZONING</u>	<u>INCREMENT IN VALUE</u>
From RT-2 to CD-1	\$263,750.00
From RS-1 to CD-1	\$488,750.00
From RS-1 to RT-2A/RM-3A1	\$335,000.00

Marathon Realty Company Limited were asked if they are agreeable to the same conditions as applied to the CD-1 application. A letter dated January 13, 1977 was received which stated they were not in agreement with the previous conditions.

'The application now before you is merely for the rezoning of the lands to conform with the existing adjacent zones. You should be absolutely clear that this application is not the subject of any further negotiations between ourselves and it should be considered in the same manner as was the adjoining properties.'

See Appendix C for the full text of the letter.

The Director of Planning Recommends:

- (A) That the rezoning application be referred to a Public Hearing but only after Marathon Realty are prepared to accept the following four conditions.
 - (i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.
 - (ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.
 - (iii) That the owner submit a satisfactory undertaking to Council in writing to pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being approved under the "Power and Telephone Line Beautification Fund Act".
 - (iv) That the owner submit a satisfactory undertaking to Council in writing to give the City a sum to be used for a neighbourhood project, such sum to be negotiated taking into account the increase in value of the land and the costs of meeting the three conditions submitted above.

Cont'd . . .

Manager's Report, March 4, 1977 (BUILDING: A-4 - 6)

Clause #3 continued:

- (B) That when the amending By-law is enacted, that City Council resolve to undertake the undergrounding of the B.C. Hydro Line on Creelman Avenue from Chestnut Street to Arbutus Street subject to acceptance of the project by the Province under the "Power and Telephone Line Beautification Fund Act".
- (C) That the date for the Public Hearing be set after the negotiations required in condition four have been completed.

The City Manager RECOMMENDS that Council approve the recommendations of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 332

MANAGER'S REPORT, March 4, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Mount Pleasant N.I.P. Bus Shelters

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976 City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle.

The N.I.P. allocation for bus shelters is \$45,000.00. Of this amount \$43,300.00 is recommended by the Citizens N.I.P. Committee and civic staff for the installation of 12 "City Style" bus shelters (@ \$3,550.00 per bus shelter plus \$300.00 minor water box relocation) and 2 concrete litter bins (@ \$200.00 per container) at the locations shown in Appendix 1. The \$43,300.00 is to cover all labour, materials and complete installation costs.

All 12 "City Style" bus shelters are to be newly constructed for Mt. Pleasant N.I.P., will contain built-in cedar benches and the metal supports are to be painted dark brown. The locations were chosen in consultation with the Engineering Department and adjacent owners and based on user surveys conducted by the N.I.P. Committee and Planning staff.

The City Engineer estimates the extra annual maintenance cost at \$50.00 per bus shelter to be \$600.00 and the extra annual servicing costs @ \$150.00 per litter bin to be \$300.00. If installed, the City Engineer will require these increases to his Annual Operating Budget for bus shelters and litter bins respectively.

Cost sharing of the recommended \$43,300.00 N.I.P. expenditure will conform to the standard N.I.P. utilities formula, namely:

Federal	25.0%	\$10,825.00
Provincial	12.5%	5,412.50
City	62.5%	<u>27,062.50</u>
T O T A L		\$ 43,300.00

C.M.H.C. has given concurrence on this item.

It should be noted that the Finance Department is not prepared to concur with this report based on Council's decision regarding the supply of bus shelters at no cost to the City.

The Director of Planning and the City Engineer therefore RECOMMEND:

THAT Council approve a maximum of \$43,300.00 to be appropriated from the Mt. Pleasant N.I.P. Budget, Services & Utilities Account, toward construction and installation of 12 "City Style" Bus Shelters and 2 concrete litter bins at the locations specified in Appendix 1 as per the above cost sharing formula. "

In view of Council's acceptance of the provision of privately constructed shelters with advertising, the City Manager questions the use of N.I.P. funds as proposed in this report and therefore submits the matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 333

Manager's Report, March 4, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Reorganization of the Computer Services Division

The Director of Finance and the Manager of Computer Services report as follows.

"The Computer Services Division, a division of the Finance Department, is responsible for providing computer-related data processing services to all Users - City Administrative Units such as Departments, Divisions and Outside Boards. In this context, the Division is functionally organized into three branches, and a staff group, as follows:

PRESENT STRUCTURE (Refer to Appendix A)

1. Computer Operations Branch - provides computer and related processing services to all Users.
2. Systems Branch - provides computer-related system design services to all Users.
3. Programming Branch - provides computer programming and related maintenance services to all Users.
4. Staff Group - provides computer-related technical advice and direction to Divisional and other City staff.

The Computer Services Division currently provides data processing services and support to thirty operational City data systems and two Research and Development Groups (Engineering and Police).

The Division's workload in terms of the number of operational data systems supported has not grown significantly over the past several years. However, its workload in terms of transaction volumes and information processing requirements has steadily increased due to internal (Council, City Departments) and external (Senior Governments, Union, Taxpayer) changes in policy, operating methods and information needs. The following table summarizes, by category, the more recent changes which have affected the workload of the Computer Services Division.

Internal Changes

1. Twice Annual Property Tax Billing System -
Provides much improved managerial, billing control and taxpayer information service in this function and a significant increase in the City's short-term investment income.
2. Voters' System -
Provides regular maintenance and control on the owner-electro master file, computer alignment of polling district boundaries and a microfiche office filing system of voters' data. Eliminated the need for approximately 120,000 manual voter records.
3. Capital Properties System -
Provides an automated property inventory, control and management system for the Property Endowment Fund and for other City-owned properties.
4. Labour Payroll System -
Provides an up-to-date recording and reporting system to deal with today's payroll, statutory deduction and fringe benefit complexities.
5. Salary Payroll System -
Same improvements as in the labour payroll system.

Cont'd . . .

Manager's Report, March 4, 1977 (FINANCE: A-7 - 2)

Clause #1 continued:

External Changes

1. Federal A.I.B. -

The City's personnel reporting requirements have increased significantly under the governing statute.

2. Provincial Assessment Authority -

Required a major restructuring of the property tax master file to conform to B.C. Assessment Authority changes in recording and reporting of assessment-related data.

3. Provincial Traffic Accident Reporting -

Required a complete rewrite of the City's data system to conform to Provincial changes in recording and reporting of traffic accident data.

4. Retroactive Payroll Procedures -

Many complexities (A.I.B., fringe benefit calculations) and significant changes over the past several years.

5. Local Improvements by Petition -

Taxpayer generated volume of local improvement petitions has steadily increased over the past several years, increasing the data processing work.

Operating Philosophy

Our operating philosophy has been to adjust or reorganize our existing staff resources to the fullest extent possible, as previously reported to Council in December 1975, to compensate for this increased demand, rather than add staff. We have used the past eighteen months to consolidate Divisional resources, in order to create a strong managerial and staff base with the necessary experience to provide a good, reliable service to our Users, and to prepare for future system expansion as and when approved by Council.

The Future

In this regard, the City is now entering a stage of development in its computer-based business systems which requires a high level of technical specialization within the Computer Services Division. We believe that the City's future data processing needs will further strengthen and emphasize this requirement for a central pool of highly specialized Computer Services' personnel and equipment. We perceive a major shift in our present operations to a decentralized data processing approach wherein the emphasis will be placed on our Users to control their informational needs through direct interaction with the computer system. The data communication network within this environment will likely consist of computer terminals (input/output units) or small independent computer systems connected to our central computer via telephone lines. User personnel will use these terminals to enter source operating data into the communication network, the entered data will be edited and processed, and the results will be returned to the terminal within seconds. The significant benefits of this approach will be:

- a) large volume printed reports of historical data will be reduced or, in some instances, eliminated entirely;
- b) our operating data will be much more up-to-date, accurate and meaningful;
- c) our operating units will become more efficient (less time will be devoted to correcting and recycling data and paper) and most probably more effective.

Empirical Approach

We feel that a small group of technically oriented support personnel organized as a Branch within the Computer Services Division (these people are presently in several places in the Division) would enable us to be truly effective in the delivery of existing services we provide our Users. This organization would also give us a strong position to assess the probable future expansion of the City's data processing needs as indicated above, and would allow us to properly assess

Manager's Report, March 4, 1977 (FINANCE: A-7 - 3)

Clause #1 continued:

the technological advances in the computer and business equipment markets. In many cases, new equipment offers significant price to performance benefits and potential future cost savings in many City operations. For example, as previously reported to Council in October 1976, we are able to reduce costs by replacing the Property Tax computer terminals with a newer, more advanced model. Also, in early January 1977, we reported a cost saving through the purchase versus lease of our computer's card punch.

Recommendation

In order to provide these support services in a controlled and organized manner, we are proposing a final (i.e., in the future, additional staff would be added at the working level, fitting into this management structure) reorganization of the Computer Services Division. This reorganization will structure the Division, using existing staff resources, to create a formal Support Services Branch, as follows:

PROPOSED STRUCTURE (Refer to Appendix B)

1. Computer Operations Branch
2. Systems Branch
3. Programming Branch
4. Support Services Branch

The creation of the Support Services Branch will require the following staff changes and position reclassifications:

<u>Present Classification</u>	<u>Present Location</u>	<u>Proposed Classification</u>
Systems Analyst II	Systems Branch	Support Services Supervisor
Advisory Systems Analyst	Staff Group	Advisory Systems Analyst
Computer Programmer III	Staff Group	Technical Specialist
Computer Programmer II	Staff Group	Technical Specialist
Computer Programmer II	Programming Branch	Data Base Specialist

Justification, Benefits and Costs

We believe the following factors justify this proposed organizational change:

- a) Over the past three years, the Computer Services Division has undergone a radical evolution process. The major elements contributing to this change were the City's acquisition, in November 1973, of a large scale computer system to handle the processing requirements of the twice annual property tax billing system, and the changing information needs of our Users as stated earlier. This evolution process, and its inherent complexities has, over time, developed a requirement for certain specialist duties within the Division which, in the short-run, were assigned to personnel based upon their technical abilities, skills, experience and knowledge;
- b) Our current job classifications do not adequately describe the essential operating duties of each of these specialist areas, and in several cases our performance expectations exceed those described;
- c) Our specialist personnel have now reached the full working level within their respective positions;
- d) There is an acute shortage of good specialist personnel in the marketplace and, without up-to-date salary and job structures, it is extremely difficult to recruit good personnel when vacancies occur and, more importantly, to retain the trained specialist personnel we presently have;
- e) The present placement of these specialist personnel within the Division does not readily permit a cohesive, effective team approach to the problem analysis and solution process.

Cont'd. . . .

Manager's Report, March 4, 1977 (FINANCE: A-7 - 4)

Clause #1 continued:

The benefits of this reorganization would be as follows:

- a) One line supervisor and policy for the specialist functions;
- b) Tighter managerial control over the specialist functions;
- c) A technically oriented career path within the Division;
- d) A knowledgeable, responsive and unified approach to system and problem evaluation and User assistance and support;
- e) A strengthened internal control procedure with a clear-cut separation of duties between the operating branches of the Division;
- f) An organization which would increase the effectiveness and efficiency of our existing staff;
- g) An organization which would prepare us for future expansion if and when Council approves new systems or expansions of the existing systems.

The cost of this reorganization would be as follows:

- a) Onetime - Office furniture and alterations,
estimated at \$3,200
- b) Recurring - annual increase in salaries resulting
from reclassifications, estimated at \$9,600

We, therefore, RECOMMEND that:

- A. The above reorganization of five existing dispersed staff into a specific branch be adopted, as detailed above.
- B. The Director of Personnel Services review and classify the positions affected by this reorganization for report to the City Manager in the normal manner;
- C. The onetime cost for office furniture and alterations, estimated at \$3,200 be approved in advance of the 1977 revenue budget.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance and the Manager of Computer Services be approved.

2. Vancouver Museums and Planetarium Association -
Annual Operating Grant

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association, whereby the Association would take over the Administration and Operation of the Museums complex and the City would make a grant towards the Museums operating costs. This agreement expires December 31 of the current year.

The amount of the grant was approved at \$500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits. The City also agreed to pay the maintenance and security costs of that portion of the City Archives building occupied by the Museums Association.

Cont'd . . .

Manager's Report, March 4, 1977 (FINANCE: A-7 - 5)

Clause #2 continued:

The Museums and Planetarium Association is requesting a 1977 grant of \$882,479, an increase of \$67,665 (8.32%) over the 1976 grant of \$812,814. The City's grant is, however, to fund the cost of salaries and fringe benefits, and as any increase in salaries is subject to negotiation between the City and the Inside Employees' Union and the subsequent approval of City Council, it is recommended that the 1977 Civic grant be at the level of \$812,814, the same as for 1976, subject to any later increase as negotiated, and approved by Council for Civic employees."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. False Creek Development

The Director of Legal Services reports as follows:

"The Bank of Montreal is financing the construction of housing developments on the following properties, namely: Lots 4, 5, 7, 8, 9, 25 & 27, False Creek, all shown on Plan 16003. Lots 8 and 27 are leased to Creek Village Building Co-Operative Association and The University Non-Profit Building Society respectively, the balance of the lots are leased to Frank Stanzl Construction Ltd. The Bank will eventually hold leasehold mortgages on all of these properties.

The Bank requests the City to enter into agreements with the Bank in respect of each lease in order to give the Bank the following protection:-

1. the City to give the Bank not less than seven (7) days' prior notice of
 - (a) the City's acceptance of a surrender of the lease;
 - (b) any modifications or amendments to the lease;
2. acknowledgment by the City that the lessee is in possession of the leased premises;
3. acknowledgment by the City of receipt of notice from the Bank of the leasehold mortgage;
4. a grant by the City to the Bank of all rights, assurances, remedies and notices afforded by the terms of the lease to a mortgagee (this includes the right to cure the defaults of the lessee);
5. the City to give to the Bank upon not less than 30 days' notice a statement in writing certifying as to such matters as, whether or not the lease has been modified, the date to which rent and other charges have been paid and whether or not the lessee is in default under the lease.

This type of agreement is not unusual. The Bank is not a party to the leases and consequently requires the covenant of the City, as aforesaid, for better protection. The Bank in making this request explained that it had registered several interim mortgages without requiring this special agreement in order to expedite the funding to the developer (the lessee). However it is a standing Bank procedure where it takes a leasehold mortgage to require the owner of the property and in some instances the developer to enter into this special agreement.

Cont'd. . .

Manager's Report, March 4, 1977 (FINANCE: A-7 - 6)

Clause No. 3 Continued

Some of the aforementioned leases contain provisions for converting the same into strata lots, after completion of construction, in accordance with the Strata Titles Act. Attached to these leases is what is known as a "model strata lot lease" and upon the conversion this model lease becomes the terms of the lease of each strata lot. In many instances the purchase of these strata lots from the lessees will be financed by mortgage. The Bank points out that if it finances such purchases it will require the special agreement in each case.

It is recommended that, where the Bank holds a leasehold mortgage on any of Lots 4, 5, 7, 8, 9, 25 and 27 or any of the strata lots created by the conversion of the said lots under the provisions of the Strata Titles Act and requests the City to enter into the special agreement between the City, the Lessee (if the Lessee's participation is required by the Bank) and the Bank to provide the protection set forth above, the Director of Legal Services be and he is hereby authorized to enter into such agreements on behalf of the City in a form satisfactory to him and to execute the same on behalf of the City and affix the seal of the City to such agreements."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CONSIDERATION

4. Handling of Drug Exhibits

The Vancouver Police Board on February 3rd, 1977 dealt with the above matter as follows: -

"The Chief Constable advised that up to the present time the R.C.M.P. had looked after drug exhibits for the Vancouver Police Department. He said the volume of exhibits had increased considerably in the last few years and the R.C.M.P. now stated that they did not have the manpower and facilities to continue handling Vancouver Police exhibits. The Chief added that Vancouver was the only major Canadian Police Department which did not handle its own drug exhibits. The Chief recommended as follows:

1. That the Vancouver Police Department assume responsibility for its own drug exhibits effective April 1, 1977.
2. That two detectives from the present strength be assigned to handling of drug exhibits.
3. That a training course be arranged with the R.C.M.P.
4. That the vault and adjacent office on the 2nd floor of 312 Main Street be assigned to the drug exhibit staff.
5. That provision be made in the new Police Annex for a drug exhibit office and vault.
6. That a civilian clerk be engaged to perform the clerical duties related to the handling of drug exhibits.

The Chief added that the following costs were involved:

Fire Alarm	\$ 75.00
1 Clerk effective April 1 @ \$757	6,513.00
12% Fringe benefits	818.00
Desk, chair and typewriter	<u>1,049.00</u>
TOTAL	\$8,455.00

Manager's Report, March 4, 1977 (FINANCE: A-7 - 7)

Clause No. 4 Continued

He asked that the Board seek City Council's approval for the expenditures involved prior to final approval of the 1977 Police budget.

Moved:

'THAT the recommendation of the Chief Constable with regard to the handling of drug exhibits by the Vancouver Police be approved, and,

FURTHER THAT, City Council be requested to consider authorizing the engagement of the additional Clerk and purchase of the required furniture and equipment prior to final approval of the 1977 Police Budget.'

The City Manager notes the strong desire of the R.C.M.P. to relinquish this service, but also the equally strong desire of City Council that the Federal government assume a greater share of costs involved with enforcing drug laws.

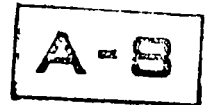
The major cost of handling the drug exhibits is the assignment to this duty of two full-time detectives, whose services are then not available for street enforcement. However, the assignment of tasks to existing manpower is the sole responsibility of the Chief Constable.

The requests requiring Council approval are the additional Clerk and office furniture. The approval of the additional Clerk would be subject to classification by the Director of Personnel Services.

The City Manager submits these requests of the Chief Constable for Council's CONSIDERATION.

A copy of this report has been forwarded to the Business Manager of the V.M.R.E.U.

FOR COUNCIL ACTION SEE PAGE(S) 333d334



MANAGER'S REPORT, MARCH 4, 1977 (PERSONNEL : A-8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. 11th Graduate Summer Session in Epidemiology: Attendance
One Employee, Health Department

The Director of Personnel Services reports as follows:

"Since October 1974, the joint efforts of the Personnel Services and Health Department to recruit a medical Epidemiologist for the Deputy Medical Health Officer position have been unsuccessful because of a general lack of experienced administrators with this specialty. A change of strategy is clearly indicated to secure this necessary capability for the Health Department.

Dr. Weinstein, Senior Psychologist, is already responsible for directing research and program evaluation services for the whole department and for developing a departmental information system. The Medical Health Officer with the full support of the Director of Mental Health Services wishes to add responsibility for the epidemiological function to those of the Senior Psychologist. The Assistant Director of Personnel Services - Employment and Training and I agree that this is an acceptable solution to a problem of long standing.

To facilitate this change, the Medical Health Officer wishes Dr. Weinstein to attend the Graduate Summer Session in Epidemiology for Professionals in the Health Sciences at the University of Minnesota, Minneapolis from June 20 to July 10, 1977 inclusive. Informed sources agree that this is the best course available and a short summer session is particularly suitable considering the commitments of the Senior Psychologist.

The Provincial Department of Health, being aware of the general shortage of Epidemiologists and the predicament of the Health Department, has approved in writing a request for full funding of expenses (approximately \$1,000). Therefore, the total cost to the City would be restricted to leave of absence with pay for 14 working days between June 20 and July 10, 1977, inclusive.

As this request according to Personnel Regulation 248-4 exceeds the authority of the City Manager who can only approve up to 10 days leave of absence with pay for training purposes, it is submitted to Council and I RECOMMEND approval.

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Personnel Services.

2. Personnel Regulations: No. 40 Clothing Allowance
No. 45 Conferences, No. 120 Group Life Insurance
No. 175 Probationary Period, No. 275 Vacations

The Director of Personnel Services reports as follows:

"I have revised and updated the above Personnel Regulations and am submitting them for Council approval. The following is a brief summary of the changes made to each Regulation:

1. No. 40 - Clothing Allowance

All sections which duplicated provisions contained in Collective Agreements have been removed. A new section has been added concerning the Chief and Deputy Chief Constables and the section relating to Senior Fire Officers has been updated. Sections 40-4 'Pound Officers' and 40-5 'Meter Checkers' have been added.

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PERSONNEL : A-8 - 2)

Clause #2 continued

2. No. 45 - Conferences

At its meeting of May 29, 1973 City Council approved a recommendation that Section 45-1(a) be deleted from this Regulation as it then stood. The effect of this was to eliminate the concept of a "roster" of specific Conferences which Council had previously approved every year. The Regulation has been revised to reflect this change.

3. No. 120- Group Life Insurance

This Regulation was last revised in 1965 and has been completely rewritten in order to describe more accurately current practices and procedures, and also to include changes recently approved by Council. Once again, sections which are contained in Collective Agreements have been removed. Also the title of the Regulation has been changed from the present 'Insurance' to 'Group Life Insurance'.

4. No. 175 - Probationary Period

Only two significant changes have been made to this Regulation, namely the addition of 175-1(b) and (c). Section (b) reflects the City's traditional practice and is therefore not a change in policy. Section (c) establishes a one year probationary period for appointees to Senior Staff.

5. No. 275 - Vacations

Similarly to Regulation No. 120, this Regulation was long overdue for updating, not having been fully reviewed since 1964. The Regulation has been completely rewritten to make the order more logical, to reflect current practices more accurately and to remove extraneous provisions. No policy changes are involved.

I RECOMMEND that:

1. Personnel Regulations No. 40, 45, 120, 175 and 275 be approved as revised.
2. The Park, Police and Library Boards be advised of Council's action in this regard."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

NOTE: Copies of Regulations on file in City Clerk's office.

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PERSONNEL : A-8 - 3)

3. Team Policing District 4

The Vancouver Police Board at its meeting of February 3, 1977, dealt with this topic as follows: -

"The Chief Constable advised that the Team Policing experiment carried out in District 3 in 1976 had been evaluated and as a result of the success achieved he wished the approval of the Board to extend the Team Policing concept to District 4 effective April 1st, 1977. He said that in order to commence Team Policing in District 4 it would be necessary to vary the authorized establishment and expend approximately \$2,875 for desks, chairs and a radio scanner/receiver for the District Detectives. He requested the approval of the Board for the following changes in the authorized establishment effective April 1, 1977:

1. Increase Corporals by 4 (43 to 47).
2. Reduce Constables by 4 (657 to 653).
3. Retain the temporary position of Sergeant i/c Police and Community Services Project until March 31, 1978 and reassign it to District 4 as Operations Coordinator.

Moved:

'THAT the recommendation of the Chief Constable to institute Team Policing in District 4 effective April 1, 1977 be approved.

THAT the authorized establishment of the Force be increased by four Corporals and reduced by four Constables effective April 1, 1977.

THAT the temporary position of Sergeant i/c Police and Community Services be extended to March 31, 1978 and reassigned to District 4 as Operations Coordinator.

THAT City Council be requested to consider authorizing the expenditure of \$2,875 for the purchase of furniture and equipment for the District 4 Detectives prior to final approval of the 1977 Police Budget.'

Carried."

The Director of Finance advises that the increased salary costs due to the changes in authorized Force strength for 1977 is \$12,004 and if approved, the 1977 Departmental Budget will be adjusted accordingly.

City Council has in the past strongly supported Team Policing. Consequently, The City Manager RECOMMENDS that Council approve the requests of the Vancouver Police Board.

FOR COUNCIL ACTION SEE PAGE(S) 334

A-9

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 1)

PROPERTY MATTERSRECOMMENDATION1. Procedures - Minor Repairs & Renovations to Civic Buildings

The Director of Permits & Licenses and the Director of Finance report as follows:

"The Construction & Maintenance Division of the Department of Permits and Licenses is charged with the responsibility for minor repairs and renovations to Civic Buildings on a regular and occasionally an emergency basis.

It has been the procedure for the Construction & Maintenance Division to negotiate with contractors for the work to be done and to request the Purchasing Agent to issue a purchase order authorizing the selected contractor to proceed with the work. The Purchasing Agent's involvement in this procedure is redundant as all negotiation and inspection work is carried out by the Construction & Maintenance Division. The Construction & Maintenance Division in its negotiations follows normal purchasing practices of obtaining quotes for jobs less than \$500, offers in writing for jobs less than \$5,000 and tender submissions for jobs in excess of \$5,000.

The Properties Division has for many years provided the same service for City Buildings leased out, with the authority to authorize the successful bidding contractor to proceed with the work by the issuance of a Work Order. The lower limit of \$500 for quotations, in their case however has been increased to \$1,500 as a more practicable amount because of the labour content included. The limit of \$5,000 for obtaining quotations, and requiring tender submissions for jobs in excess of \$5,000 is also unrealistic in today's economy particularly for jobs which have a considerable labour content and the increases in prices for materials that has been experienced. A limit of \$15,000 is suggested for quotations, above which formal tender submissions would be required.

The proposal is to allow the Construction & Maintenance Division to adopt the same work order procedure currently used by the Properties Division with the dollar limits adjusted to more practical levels. The volume of these jobs has increased and the current procedure is inefficient in the authorization and payment processes.

It is therefore recommended that:

- (a) The Construction & Maintenance Division of Permits & Licenses be authorized to proceed with minor repairs and renovations to Civic Buildings under its custody by the issuance of Work Orders to the selected contractors.
- (b) The selection of contractors by the Construction & Maintenance Division shall be in accordance with the purchasing policies and practices of the City in obtaining competitive bids as follows:
 - (i) Jobs less than \$1,500.
Informal quotations received and compared and an award made to the successful low bidder.
 - (ii) Jobs over \$1,500 less than \$15,000.
Written quotations to be received and compared and an award made to the successful low bidder.
 - (iii) Jobs in excess of \$15,000.
Requirements are to be advertised by the City Clerk in local newspapers calling for tenders. Submitted tenders are to be received by the City Clerk and opened in public by the City Manager. The results of the tender submissions to be reported to the City Manager and the award recommendation approved by the City Manager.

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 2)

Clause #1 continued

- (c) The Construction & Maintenance Division be permitted in cases of emergency to immediately authorize work as required to secure the buildings from further damage and to affect immediate repairs when necessary on the understanding that such works and repairs shall not exceed \$5,000.
- (d) A Work Order form and procedure be established to give effect to the above and to include a provision for the verification of available funds by the Director of Finance prior to the issue of work orders.

This matter has been discussed in full with the Purchasing Agent, Comptrollers of Budgets and Research, and Accounting, and Internal Auditor, all of whom concur."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Directors of Permits and Licenses and Finance.

2. Demolition : 1897 Burrard Street

The Supervisor of Properties reports as follows:

"The City-owned property known as 1897 Burrard Street was purchased in 1969 and reserved for street widening purposes. It has recently been subdivided to dedicate a strip for a street widening project (expected to take place in a matter of a few weeks).

The newly-created lot is described as Lot E, Block 227, District Lot 526, Plan 16643 and is in an area zoned C-3A. It is intended to place this lot on the market to provide some of the funds required for the street widening project.

Prior to the sale of the lot it is necessary to demolish the existing old building remaining on the site as it encroaches on the portion required for road purposes. It is therefore

Recommended that the Supervisor of Properties be authorized to arrange for the demolition of the existing building on the site, together with the removal of the underground storage tanks in the normal procedure by calling for tenders for this work."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease of City-Owned Property : 523 West 6th Avenue

The Supervisor of Properties reports as follows:

"Walkem Machinery & Equipment Ltd. have occupied City-owned Lot "H", Block 279, District Lot 526, Plan #11961 under a ten-year lease granted by Council resolution dated January 28, 1964. This lease expired October 2, 1973 and the lessee has continued in occupation pending a decision concerning future civic requirements on the property. The present rental of \$605.00 per month plus taxes was established by a rental review during the term of the lease and was effective October 1, 1968.

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 3)

Clause #3 Continued

By letter dated October 21, 1976, Mr. Lee Coe, Senior Planner, False Creek, has advised that a year-to-year lease for a maximum two-year term would be satisfactory from the City's standpoint, pending any decision on the long term use of the property which is close to the City's False Creek Development.

Negotiations with Mr. Richard Walkem have been carried out with respect to the above and also as to a revised rental.

Present Basis Annual Rent - \$ 7,260.00

Proposed Basis Annual Rent - \$17,478.00

The lessee to pay all taxes

Mr. Walkem on February 17, 1977 agreed to the foregoing tenure and rental arrangements, and also confirms the following terms and conditions:

USE: Sale and repair of machinery.

TERM: Year-to-year for maximum of 2 years, month-to-month thereafter.

RENT: \$17,478.00 plus all taxes as if levied.

CANCELLATION: 3 months' notice after one year.

SUB-LEASE: Lessee will not assign or sub-lease without leave.

REPAIRS: Lessee to be responsible for all repairs and maintenance to the structures.

INSURANCE: City to insure structures for fire, lessee to insure contents and public liability.

LEASE AGREEMENT: To be drawn to the satisfaction of the Director of Legal Services.

It is recommended that Lot "H", Block 279, District Lot 526, Plan #11961 be leased to Walkem Machinery & Equipment Ltd. on the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Cancellation of Siding Agreement
North of 6th Avenue West of Cambie St.

The Supervisor of Properties reports as follows:-

"By agreement dated August 1, 1963 the City agreed to (construct and) use a siding at Mile 1.20 South Shore Branch, Vancouver and Lulu Island Railway located North of the 2nd Avenue and 6th Avenue connector West of Cambie Street.

The rental for this siding was \$90.47 per annum and was used by the City's Lessee of the contiguous Parcel, Walkem Machinery Company Ltd.

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 4)

Clause #4 continued

Walkem Machinery have now advised that it has no further need for this siding and also the City Engineer has confirmed that there is no City requirement.

Accordingly, Council authority is requested to cancel this agreement. The forms for such cancellation have already been received from C.P. Rail.

Recommended that the Supervisor of Properties be authorized to proceed with the cancellation of the aforementioned agreement subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of Residential Lot situated on West Side of Copley Street North of the lane North of 19th Avenue

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot E, Block 8, Subdivision A, D. L. 195, Plan 16453 - Zoned RS-1

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Conditions</u>
Mr.K.E. Erdmann	1750 sq.ft.	\$15,200.00	City terms at 11%. Bulkhead agreement required."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

6. Renewal of Lease - 1581-1585 West 4th Avenue

The Supervisor of Properties reports as follows:

"City Lot A and Portion of B, Block 240, D.L. 526 known as 1581 - 1585 West 4th Avenue was leased to Nu-National Car Care Limited for 5 years at \$675.00 per month including taxes expiring January 31, 1977. The site is improved with a 2 storey warehouse type building.

The Lease contained an option to renew for a further 5 years and the Lessee has exercised the option.

After negotiation the Lessee has agreed to the following terms and conditions.

1. USE - Office and Warehouse

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 5)

Clause #6 continued

2. TERM - 5 years from February 1, 1977 with an option to renew for a further 5 years on the same terms and conditions except as to rent. City to have option to cancel during second 5 year term on 12 months notice.
3. RENT - For the first 30 months \$1,135.00 per month inclusive of property taxes.
4. RENTAL REVIEW - August 1, 1979 and to be market rental value with provision for arbitration in event of dispute.
5. REPAIRS - Lessee to repair to the standard of a prudent owner. Lessee not responsible for structural repairs or repairs to the roof.
6. FIXTURES - All fixtures are City property.
7. ACCESS - City Engineer to have right of access at any time without penalty or notice for the purpose of inspecting or repairing Granville Bridge or its ramps.
8. INSURANCE - City to insure building against fire. Lessee to carry \$500,000.00 public liability insurance.
9. LIABILITY - City not liable for damage or injury caused by objects or substances falling off Granville Bridge or its ramps.
10. CITY BY-LAWS - Lessee to obey City By-laws including obligation to remove snow from the sidewalk.
11. LEASE AGREEMENT - To be drawn satisfactory to Director of Legal Services.

The City Engineer has agreed to the grant of an option to renew the Lease and the Supervisor of Properties is of the opinion that the proposed arrangement is favourable to the City.

Recommended that the Lease to Nu-National Car Care Limited be extended on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Burrard Street Widening - Purchase of portion of property
1900 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 1, Block 238, District Lot 526, Plan 590, being 1900 Burrard Street have agreed to convey the west 7 x 120 feet on the following terms:

(a) Loss of Land (840 sq. ft.)	\$21,000.00
(b) Cost of relocating wall, curb and landscaping	<u>3,300.00</u>
	<u>\$24,300.00</u>

Cont'd....

Clause #7 continued

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 7993, on the foregoing basis, chargeable to Code #146/5921.(Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Burrard Street Widening - Purchase of portion of 1743 Burrard Street

The Supervisor of Properties Reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by City Council on June 15, 1976 instructing the Supervisor of Properties to negotiate the acquisition of properties required for Burrard Street Widening.

The owners of Lot 21 except the north two feet, now lane, Block 217, D.L. 526, Plan 590, being 1743 Burrard Street, have agreed to convey the east 14' x 118' as shown on plan marginally numbered LF 8120 on the following terms:

(a) Loss of land (1652 sq.ft.)	\$41,300.00
(b) Payment for loss of curb and landscaping	<u>2,150.00</u>
	\$43,450.00

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LF 8120 on the foregoing basis, chargeable to code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Burrard Street Widening - Purchase of portion of Property 1790 West 4th Avenue

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire and Traffic) dated June 11, 1976 approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street Widening.

The owners of Lot 1 except Parcel "A" and except the north 7 feet shown on Plan 3863 now road Block 248, D.L. 526, Plan 590 and Parcel "A" of Lots 1 and 2 Block 248, D.L. 526, Plan 590, being 1790 West 4th Avenue, have agreed to convey the west 7 x 105 feet on the following terms:

(a) Loss of Land (735 square feet)	\$18,375
(b) Loss of Planter and Landscaping	<u>735</u>
	\$19,110

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 7)

Clause #9 continued

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 8081 on the foregoing basis, chargeable to Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10, Burrard Street Widening Purchase of the East 7 feet
2351-97 & 2401-21 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 11, Block 307 and Lot 10, Block 327, District Lot 526, Plan 590, being 2351-97 and 2401-21 Burrard Street, have agreed to convey the east 7 feet of each lot for the sum of \$42,875.00 inclusive of all considerations as follows:

(a) Lot 11, Block 307 (840 sq. ft.)	\$21,000.00
(b) Lot 10, Block 327 (875 sq. ft.)	<u>21,875.00</u>
	<u>\$42,875.00</u>

It is noted that the one-storey buildings on both lots will encroach to a minor degree on Burrard Street after the conveyance of the east 7 feet.

As part of the overall settlement with this owner, it is proposed that the City grant an Encroachment Agreement at no cost, to run for the life of the buildings, to validate these encroachments. The City Engineer endorses this proposal.

It is recommended that the Supervisor of Properties be authorized to acquire those portions of the above properties required for road purposes shown on plans marginally numbered LF 8070 (lot 11) and LF 8071 (Lot 10) on the foregoing basis, chargeable to Code #146/5921 (Burrard Street Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 8)

11. Acquisition of 3296 S.E. Marine Drive and sale of
1352 West 6th Avenue

The Supervisor of Properties, the Director of Finance and the Director of Planning report as follows:

"City Council at its meeting of November 23, 1976, dealt with the following clause of the Standing Committee of Planning and Development dated October 21, 1976:

'Recommended that the Supervisor of Properties be instructed to negotiate the purchase of Lots 7 & 8 of resubdivision of 1-4 and 21-24 of A, Block 10, District Lots 330 and 331, known as 3296 S.E. Marine Drive, to facilitate planning proposals of this property for institutional uses.'

An extract from the report to Council of the Standing Committee on Planning and Development, October 21, 1976, is attached for information.

After hearing a delegation from Mr. N.J. Pelman, one of the owners of the property, City Council passed the following motion:

'That the Director of Planning discuss with the developer the possibility of the City entering into partnership with the developer, the implication being to construct Non-Family Housing.'

Subsequently, discussions were held with Mr. Pelman, Mr. Laidlaw, and the Associate Director of Planning and the Supervisor of Properties. It became apparent during the meeting that no basis for a partnership could be found and it was decided to try to arrange an exchange of properties. Mr. Pelman was supplied with a list of a number of City-owned properties which could be available for development. Most of these were found unacceptable for various reasons but pressure has been mounting to find a solution as the developer's costs are increasing due to the interest charges on the mortgage.

On November 30, 1976, the owners submitted a statement of their costs on the site at 3296 S.E. Marine Drive. This showed the purchase price of \$90,000.00 plus additional costs for financing, taxes, legal and architectural fees, etc., totalling \$102,444.68.

Their property, legally described as Lots 7 & 8 of 1-4 and 21-24 of A, Block 10, D.L. 330 and 331 and known as 3296 S.E. Marine Drive, comprises a one-storey and basement frame dwelling of approximately 1004 square feet erected in 1928 on two lots totalling approximately 148' x 120' and zoned RT-2. The dwelling is in average condition considering the age and type. The house is presently occupied by the former owner at a monthly rental of \$150. It is proposed to continue renting the property until such time as replotting occurs.

Following negotiations, the owners have agreed to sell to the City for the sum of \$95,000 including all claims for compensation, the date of sale to be February 28, 1977.

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 9)

Clause #11 continued

They also agreed to accept, in partial payment, City-owned Lot 7, Block 292, D.L. 526, for the sum of \$82,500. This lot is located in the 1300 block of West 6th Avenue, is zoned FM-1 and is 50' x 110'. At the present time there are two signboards located on the property. It is considered that these prices are fair and reasonable and the estimated value of the property which they will accept in exchange represents the fair market value. The date of the transaction to be February 28, 1977.

The Director of Planning reports as follows with reference to the financing:

"With regard to the property on 6th Avenue, City Council has recently dealt with the disposition of this property when considering the Fairview Slopes Policy Plan. On June 1, 1976, Council resolved that:

"The City should develop City-owned 745 West 7th Avenue for social housing and sell City-owned 1178 and 1352 (Lot 7, Block 292, D.L. 526) West 6th Avenue and use the proceeds to purchase and develop other more suitable sites in Fairview for Social Housing." (Policy 22)

This policy, among others, was referred to the Director of Housing for implementation. Some of the activities of the Director of Housing are now being handled by the G.V.R.D. and it is felt appropriate that the implementation of this policy should be carried out by the Planning Department and the G.V.R.D.

In order that the money from the sale of 1352 West 6th Avenue is available, without delay, for the purpose of developing social housing in Fairview, the Director of Planning feels that the sum of \$82,500 (sale price of property) should be allocated into a special account for that purpose.

Recommendations of the Director of Planning:

An account be established to contain the money obtained from the sale of 1352 West 6th Avenue (Lot 7, Block 292 D.L. 526), for the purpose of purchasing and developing sites in Fairview Slopes for social housing.

and further that:-

The Director of Planning in consultation with the G.V.R.D. investigate possible sources of funding and potential locations for the purpose of acquiring sites and developing social housing in Fairview Slopes.

Comments of the Director of Finance

If Council wishes to proceed with the exchange of properties as recommended in this report, then the following financing options are available assuming Council's resolution recommending the establishment of a reserve for Social Housing in the Fairview Slopes:

Cont'd.....

MANAGER'S REPORT, MARCH 4, 1977 (PROPERTIES:A-9 - 10)

Clause #11 continued

- a) Purchase of the property on Marine Drive by the Property Endowment Fund at a cost of \$95,000.-

This would result in the following:

- the property would be held in the PEF
at a cost of \$95,000.
- a reserve for the Fairview Slopes
Social Housing would be established at 82,500.
- the developer would receive the exchange
difference of 12,500.

- b) Purchase of the property on Marine Drive from 1977 Supplementary Capital funds at a cost of \$95,000.-

This would result in the following:

- the property would be held in the
City's Capital Fund at a cost of 95,000.
- a reserve for the Fairview Slopes
Social Housing would be established at 82,500.
- the developer would receive the
exchange difference of 12,500.

Property Endowment Fund

The Property Endowment Fund Board met on February 25, 1977, to review the acquisition of the property on Marine Drive and recommend that it be purchased by the use of PEF funds, since the exchange will solve important Planning and Engineering problems in the South East Marine Drive area, and is appropriately viable on an exchange basis to protect the entity of a five acre site. "

The City Manager RECOMMENDS that

- A. The Supervisor of Properties be authorized to -
exchange vacant Lot 7, Block 292, D.L. 526, known as 1352 W. 6th Avenue (estimated value \$82,500). for Lots 7 and 8, resubdivision of 1 - 4 and 21 - 24 of A, Block 10, D.L. 330 and 331, known as 3296 S.E. Marine Drive (estimated value - \$95,000) and pay the developer the exchange difference of \$12,500.
- B. The funds be provided in accordance with option a) of the Director of Finance, wherein the Property Endowment Fund Board has agreed to acquire 3296 S.E. Marine Drive.

FOR COUNCIL ACTION SEE PAGE(S) 334 & 335

B

MANAGER'S REPORT

To: MAYOR AND MEMBERS OF COUNCIL

Subject: Larwill Bus Depot Rentals

FEBRUARY 10, 1977

Classification: Consideration

The Director of Finance reports as follows:

"Background

Larwill Park has been leased to B.C. Hydro since 1946. At that time Council's action was that the first five year's rental was to be used to purchase New Brighton Park and the next five year's rental was to be used towards the purchase of the West End Park site. Upon renewal of the lease in 1956 the rental continued to be set aside for the West End Park site, at an amount of approximately \$12,600 per year.

The lease was renewed again in 1969 and the annual rental of approximately \$75,000 per year was added to park purchase funds under the 1971-75 Five Year Plan.

The lease was renewed again taking effect on January 1, 1974 and reflected the large increase in land values in the downtown, with the net rentals then becoming approximately \$190,000 per year. The 1971-75 Five Year Plan called for approximately \$75,000 per year for park purchase funds from the Larwill Park rentals for the years 1974 and 1975 and Council therefore approved the continuation of the provision of \$75,000 for each of the years 1974 and 1975, towards the Park Purchase Capital Program. Council at the same time made the decision that the balance of the rentals properly belonged in the Property Endowment Fund.

Current Situation

On October 18, 1976 the Vancouver Park Board resolved 'That the staff be asked to pursue the question of the application of full rental of Larwill Park for park purposes in excess of tax'.

In light of this action and to resolve the question of the rentals, I reviewed the subject and came to the following conclusions.

The Larwill bus depot is an asset of the City, held in the Property Endowment Fund as a 'rental investment'. The Park Board long ago received New Brighton Park in exchange for the Larwill bus depot and furthermore continued to receive rentals from Larwill for many years towards the purchase of the West End Park site. In my opinion there is no justification for continuation of the Park Board receiving the rent from the Larwill bus depot because the original circumstances of them receiving it have long been satisfied. The Larwill bus depot now is no different from any other piece of rental property the City owns and the rentals should continue to be received by the Property Endowment Fund. Any other course of action, i.e. assignment of rental income to other bodies, distorts Council's ability to control its resources in a time of rising taxes and a shortage of capital funds. Council must be in a position to control its resources and allocate its available funds over the entire range of needs based on current priorities and conditions. Council might well decide that park needs are the highest priority claim on available funds but this should be done in the context of the total available funds and not the specific allocation of individual sources of funds.

Another circumstance of concern is the fact that the Park Board owes the City approximately \$2,000,000 for property purchased for park purposes in advance of the Park Board having the funds (most of it in anticipation of a 1976-80 Five Year Plan) and property allocated to the Park Board for which they agreed to reimburse the City. In view of the failure of the Five Year Plans it is extremely unlikely that the Park Board is going to be in a position to reimburse the City for this property within the near future.

This led me to the following draft recommendation, which was communicated to the Park Board prior to submission to Council.

'It is my RECOMMENDATION that the Park Board be informed that the Larwill bus depot is a Property Endowment Asset and that the full rentals are therefore allocated to the Property Endowment Fund. Further, that Council continue the policy that the capital needs of all departments and boards will be reviewed and priority will be established by Council in relation to available City capital funds.'

The Park Board requested its staff to prepare a report on the subject matter, for consideration by the Board, and further requested deferral of any action by Council until the Park Board could review its position. Submission of my report to Council was therefore held pending until the Park Board could review their position.

The Park Board received and considered their staff report on Monday, January 10, 1977. The staff report and the minutes of the Board meeting are attached, for Council information. (Appendix I)

It should be noted from the Park Board minutes that 31 years ago, in 1946, the Board agreed to accept \$10,000 annual lease rental for Larwill Park on the understanding that the first five years of rental would be credited against purchase of New Brighton Park properties from B.C. Electric and any rentals after the first five years should be placed in a reserve fund for purchase or development of additional park areas in the central portion of the City. This confirms that the Park Board gave up Larwill Park and received New Brighton Park in exchange and further received funds for many years towards additional replacement for Larwill Park in the central area of the City. On page 3 of the Park Board minutes, a sentence appears as follows - 'Board members feel that the Park Board still has claim to all rental revenue in excess of taxes for park purposes and that disposal by the City of the property for other than park purposes should not be made without the agreement of the Park Board.' It should be noted that the City is not proposing to dispose of the property, nor is it being used for park purposes.

The Park Board felt that the legal opinion of the Director of Legal Services should be sought on the question of whether or not the Board relinquished rights to Larwill Park by agreeing to the lease to the B.C. Electric Railway Company, and resolved to request that consideration of the City Manager's report be deferred until the Board's legal position had been clarified.

Such deferral was agreed upon.

By letter of February 1, 1977, the Director of Legal Services confirmed that in his opinion the affairs of and dealings concerned with Larwill Park are solely within the jurisdiction of Council, and therefore that the proposed policy recommendations contained in the report of the Director of Finance (see draft recommendation above) were within the competence of City Council. The letter of the Director of Legal Services is attached to this report for Council's information. (Appendix II)

The Park Board considered the report of the Director of Legal Services at their meeting on February 7, 1977 and, after considerable discussion, resolved the following:

'that the Board seek a meeting with the members of City Council to discuss this issue.'

I therefore submit to Council my recommendation, which is as follows:

'It is my recommendation that the Park Board be informed that the Larwill bus depot is a Property Endowment asset and that the full rentals are therefore allocated to the Property Endowment Fund. Further, that Council continue the policy that the capital needs of all departments and boards will be reviewed and priority will be established by Council in relation to available City capital funds.'

The City Manager submits the above recommendation of the Director of Finance, and also the request of the Park Board for a meeting to discuss the issue, to Council for CONSIDERATION.

C 0386

MANAGER'S REPORT

February 22, 1977

TO: Vancouver City Council

SUBJECT: Exemption of Earthquake Standards for Heritage
Buildings and Buildings in Historic Areas

CLASSIFICATION: RECOMMENDATION

At a meeting of the Gastown Townsite Committee, January 26, 1977, attended among others by the Mayor, the City Manager and the City Building Inspector, one of the topics presented was the economic difficulty of rehabilitating many of the older buildings. Subsequently, the City Manager requested the Director of Permits and Licenses to report on the possibility of amending the Building By-law so that the earthquake standards need not apply to heritage buildings (or buildings in an historic area).

The Director of Permits and Licenses reports as follows:

"It is well known that the City of Vancouver, as part of the Pacific coastal area extending from California north to the Yukon and Alaska is in a major earthquake zone. A number of earthquakes have taken place in this area already.

The earthquake-resistant design requirements of the National Building Code of Canada 1975 provide minimum standards which ensure an acceptable level of public safety by designing to prevent major structural failure and loss of life. Structures designed in conformance with its provisions should be able to resist earthquakes without significant collapse. For this purpose, collapse is defined as that state which exists when exit of the occupants from the building becomes impossible because of failure of the primary structure.

The exemption of certain buildings or designated areas such as heritage buildings or buildings in an historic area could lead to potential criminal liability that could be imposed on an owner and the City, if we take the view that life-endangering situations contrary to the Building By-law be exempted (see attached memo from the Director of Legal Services).

On the point of the economic difficulty in rehabilitating the top storeys of old buildings for residential purposes and meeting the earthquake standards, there is possibly a degree of misunderstanding.

Until the adoption of the National Building Code 1975 and the formation of the Building Board of Appeal, these nonconforming buildings were not allowed to be newly occupied, from the fourth storey and up. A number of buildings are five to six storeys in height and are constructed of combustible construction when they should be constructed of noncombustible material.

The Board of Appeal, through its guidelines, can now consider the occupancy of these upper storeys for any occupancy including residential uses, but would require upgrading to obtain satisfactory means of egress and fire protection as well as a level of structural protection for earthquake purposes. It is recognized that upgrading to the full earthquake design is not possible for all buildings. Thus the choice is not to allow the use of such buildings or accept something less than full earthquake design as long as some degree of earthquake upgrading is provided. The Board of Appeal elected the latter because of the practical nature of the problem. Out of 21 appeals within the last year heard by the Board, 18 involved seismic design, 5 of these appeals were able to meet the requirements and the balance were upgraded but not to the full requirements.

Cont'd . . .

On the question of exempting heritage buildings of the earthquake requirements, the Building Board of Appeal stated at its February 9th meeting that:

'Since the Board has adopted their specially prepared guidelines, which were intended to permit alternative methods of ensuring fire safety and seismic resistance in existing non-conforming buildings, and as special cases can always be appealed, the Board does not therefore agree that a specific amendment to the Building By-law be passed dealing only with relaxation of seismic requirements for heritage buildings or buildings within an historic area.'

It is recommended that the present practice be continued."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

DELEGATION REQUEST: Gastown Townsite Committee.

FOR COUNCIL ACTION SEE PAGE(S) 335

MANAGER'S REPORTDATE March 3, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: St. Patrick's Day Parade

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"The St. Patrick's Day Parade Committee has requested that the outstanding 1976 parade account be forgiven by the City. This report will outline the background leading to their request and will present their request for a grant to defray costs of the 1977 parade.

In January, 1976, a formal request was made by the St. Patrick's Day Parade Committee to the Chief Constable for permission to hold a parade on Sunday, March 14, 1976. Also received in January, 1976 from the Parade Committee was a letter to the City Clerk requesting a grant to help defray expenses. Upon receipt of the request to hold a parade, meetings were held between the Engineering Department, Police Department, B. C. Hydro and the St. Patrick's Day Parade Committee to ensure that the parade would be successful and that disruption to the general public would be minimal. During the course of these meetings, cost estimates were prepared by the Engineering Department for traffic control, \$1,500.00, and street cleaning, \$500.00, for a total of \$2,000.00. This matter was reported to Council on March 9, 1976 and Council granted the St. Patrick's Day Parade \$500.00 to help defray expenses incurred by City forces. This left the remaining \$1,500.00 to be paid by the Parade Committee.

In October, 1976, in a letter addressed to Mayor A. Phillips, Messrs. Tom Byrne and Terry Turner requested that the charges of \$1,450.00 for the services provided by the City for the 1976 St. Patrick's Day Parade be reviewed as they were notably higher than the charges of \$384.80 incurred for the 1975 Parade. The City Engineer subsequently reviewed the 1976 Parade charges with the Comptroller of Accounts to determine if the correct amount owing was \$1,450.00, as stated in the letter from Messrs. Byrne and Turner. The Comptroller of Accounts advised the City Engineer that the correct amount owing the City of Vancouver by the St. Patrick's Day Parade Committee was \$781.74, after subtracting the \$50.00 advance payment by the Committee and the \$500.00 City grant. The total cost of the 1976 Parade was therefore \$1,331.74. Accordingly, the City Engineer advised Mr. Byrne by letter dated February 15, 1977 of the correct amount owing for the 1976 Parade and noted that the increased cost over the 1975 Parade was due to more extensive services provided by the City and the increased costs in providing them.

The services provided by the City for the 1976 St. Patrick's Day Parade were more extensive due to implementation of the traffic control methods which proved successful in the 1975 PNE operations and deemed necessary by the Police and Engineering Departments for all future parades held in the Central District. These larger parades held in the Central District, of which the St. Patrick's Day Parade is one, require special treatment in the assembly and dispersal areas to ensure a successful parade and minimal disruption to the public. To achieve this, the assembly and dispersal areas are signed several days in advance of the event to advise the public who patronize these areas of the date and time. Further changes in traffic control methods included the placement and maintaining of barricades by City crews to ensure that marching units and floats assemble and disperse without congestion or delay, and that the necessary parking facilities for dignitaries, buses and floats were readily accessible. The need for more extensive signing was discussed with Parade organizers before the event and they were informed of the estimated cost and later of Council's approval of a \$500.00 grant.

The traffic operations in the assembly and dispersal areas, the posting of parking restrictions on the parade route, were, of necessity, done outside of normal working hours. In addition, wages and material costs increased in 1976. All of the above contributed to the greater cost of the 1976 parade compared with the 1975 parade.

In a letter dated March 3, 1977, the St. Patrick's Day Parade Committee has made formal application to the Chief Constable for permission to hold a parade on Sunday, March 13, 1977. Also contained in the letter is a request for a grant to defray the costs of City services.

We are advised verbally by Mr. Byrne that the 1977 St. Patrick's Day Parade will be smaller than its predecessor, but will use the same route, assembly and dispersal areas as in 1976. However, since we have not had the opportunity to discuss in detail to what extent the 1977 parade will be smaller than its predecessor, our estimate is based on actual cost for 1976 plus 15%.

The parade will assemble on Alberni Street west of Thurlow Street and will proceed by way of Georgia, Burrard, Hastings, Granville, Cordova and Water Streets to a dispersal on Powell and Alexander Streets. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

Being on a Sunday, the parade will be given favourable consideration by the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will readily be accommodated.

Considerable temporary signing and barricading will be required for this parade, as well as extra street cleaning, all of which will be done outside of normal working hours. It is estimated that the cost of this work will be \$1,500.00.

The following is presented for the CONSIDERATION of Council:

- A. That an additional grant in the amount of \$781.74 be authorized to forgive the outstanding 1976 St. Patrick's Day Parade account.
- B. That the request for a grant to defray the costs of City services for the 1977 parade be considered. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1977 budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 336

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

I

FEBRUARY 17, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 17, 1977 at approximately 9.40 a.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Mayor Volrich

ALSO PRESENT: Alderman Ford
Alderman Gerard
Alderman Marzari
Alderman Rankin

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION1. Central Waterfront Plans

On December 14, 1976 Council approved a recommendation of the Standing Committee on Planning and Development that no further public information meetings be held until the members of the 1977 Council meet with representatives of the Greater Vancouver Regional District, Marathon Realty and Port of Vancouver to discuss the draft Official Development Plan for the Waterfront.

On January 11, 1977, Council instructed the Committee (expanded to include all members of Council) to invite the appropriate officials from the National Harbours Board, Federal Government and City Planning Department to present an up-to-date position in respect of development proposals for the Waterfront.

Representatives of the Ministry of State for Urban Affairs, Greater Vancouver Regional District, Provincial Bureau of Transit, B.C. office of Public Works Canada, Port of Vancouver, Marathon Realty, C.P. Rail and C.N. Rail were present.

The Committee considered a report dated February 10, 1977 which the City Manager forwarded for Information. Attached to the Manager's report were the Draft Policy Plan and Draft Official Development Plan both dated February 8, 1977 (all reports are on file in the City Clerk's office).

Mr. R. Spaxman, Director of Planning, summarized the various planning studies and actions that have been carried out over the past four years.

Mr. D. Hickley, Associate Director, Central Area, by way of a slide presentation, commented on the present condition of the Waterfront.

Cont'd.....

Report to Council
 Standing Committee on Planning & Development
 February 17, 1977

(I) - 2

Clause #1 continued:

Mr. J. Coates, Central Area Division, briefly outlined the Draft Policy Plan, a document containing a consensus of overall planning and development policies and the Draft Official Development Plan, a document, primarily a zoning mechanism in by-law form, intended to achieve the planning policies. It will provide flexibility and relate largely to new buildings.

The general objectives of the Central Waterfront Policy Plan are:

- " 1. To ensure that the continued operation of the harbour, particularly for passenger-oriented shipping can be undertaken in an efficient manner.
2. To provide for continued operations of the railway insofar as it serves the harbour but at the same time to encourage progressive removal of rail trackage in order that redevelopment can occur.
3. To provide for and encourage the orderly and imaginative redevelopment of this area with a variety of new urban uses including housing, retail and office, commercial, recreational, cultural and public spaces such should be related to compatible water-oriented uses for the enjoyment and satisfaction of the citizens of Vancouver.
4. To provide for public access to and enjoyment of the waterfront with its harbour activities, small boats, and the view of Stanley Park and the North Shore mountains.
5. To encourage compatible physical arrangements at the interface between the waterfront land area and the development of the Downtown, and at the interface between land and water within the Central Waterfront District.
6. To support the objectives of the Greater Vancouver Regional District as referred to in the "The Livable Region 1976/1986" as issued March 1975, to decentralize future office employment to parts of Greater Vancouver other than the Downtown and Waterfront Districts.
7. To facilitate good public transit systems for movement to, from, and between developments in the District and to decrease dependence upon the private automobile. "

Mr. Coates advised that the Department would like to circulate the documents to interested organizations, proceed with public meetings and on to Public Hearing and Greater Vancouver Regional District approval of the amendment to the Regional Plan.

Mr. F. Spoke, Port Manager, advised that the Port of Vancouver has retained planning consultants, Hamilton Doyle & Associates and Murray V. Jones & Associates, whose efforts have been directed towards implementation of practical schemes for the orderly short term and long term development of National Harbours Board properties. In the consultants' guidelines they were advised that projects should have optimum public access commensurate with safety aspects. The Port has to fulfill port and marine functions but these could be compatible with public activities. Any development has to be economically feasible. Mr. Spoke stated that the consultants have carried out a constructive dialogue with the City, B.C. Hydro Rail, Greater Vancouver Regional District, Board of Trade and potential waterfront users particularly those engaged in the fishing industry.

Cont'd.....

Report to Council
 Standing Committee on Planning & Development
 February 17, 1977

(I) - 3

Clause #1 continued:

Some of the needs for the Port are

- additional facilities for visiting warships
- permanent facilities for tour vessels
- fishermen's wharf area
- other facilities to serve fishing industry
- public viewpoints and public oriented facilities
 i.e. restaurants.

Messrs. G. Hamilton and M. Jones, with the aid of perspective drawings, outlined a proposal for a Gastown Waterfront Market developed because of a publicly expressed desire for a farmers' market/fishermen's wharf type facility. If funds are found to implement this proposal, it could be constructed this summer. A response is needed from the City as to whether or not this should be proceeded with.

Mr. J. McLernon, General Manager, Development, B.C. Division of Marathon Realty Company Ltd. submitted a brief (copy circulated) indicating that Marathon and Canadian Pacific Ltd. agree with the basic principles of the draft by-law and support immediate action for its approval subject to a few comments -

- (a) interim uses should be considered and encouraged but a minimum life span of ten years should be allowed.
- (b) the Waterfront rail yards will be maintained to service a proposed CP/CN passenger service as well as trains for a proposed inter-urban rail service therefore the majority of development considered for the area will take place on air rights.

Mr. McLernon stated that Marathon would be prepared to plan immediately for interim uses in the Cardero-Jervis area and would then consider developing the area between Burrard and Richards.

In the discussion, the following points were noted:

- interim uses seem to become blacktopped parking lots
- it would be unrealistic of the City to require developers of interim uses to construct major developments and only allow them a life span of one or two years
- the Port should be utilized for jobs
- the Greater Vancouver Regional District Livable Region concept of having people live near their jobs won't work in the Central Waterfront - average income housing will be impossible
- there should not be a possible 300' height limit in the area at the foot of Burrard
- transportation aspects should be worked out carefully
- there should not be a proliferation of offices
- the National Harbours Board market concept should be constructed and public response obtained.

Cont'd.....

Report to Council
Standing Committee on Planning & Development
February 17, 1977

(I) - 4

Clause #1 continued:

Mr. W. Curtis, City Engineer, indicated that a continuous vehicular circulation system should be provided to service existing and potential users in the area. A public transit right-of-way along the entire length of the Waterfront at existing grade is required as is adequate transit and vehicular access to the Waterfront. There should be a continuous public pedestrian walkway along the Central Waterfront, wide enough to accommodate a moderate flow of pedestrians and cyclists. Cordova Street should be extended from Howe Street to Burrard and eventually to Bute. If all these are realized it will be possible to deal effectively with Waterfront traffic without destroying the principle of maintaining a traffic de-emphasized downtown core.

The City Manager circulated a memorandum dated February 17, 1977 (on file in the City Clerk's office) containing changes to Section 5 - Transportation in the Official Development Plan.

The Committee

RECOMMENDED

- (A) THAT the Planning Department proceed with this matter as quickly as possible by
 - (i) circulating to interested parties an information brochure summarizing the draft development controls and current developments for the Central Waterfront,
 - (ii) holding public information meetings
 - (iii) after the information meetings, referring the Draft Policy Plan and Official Development Plan direct to Public Hearing after receiving comments from the Vancouver City Planning Commission.
- (B) THAT the Draft Official Development Plan be amended to include a section on Interim Uses wherein the proposed uses will be listed and a minimum life span of ten years allowed.
- (C) THAT the National Harbours Board proposal for a Market on the Central Waterfront be approved in principle, subject to approved funding and appropriate City officials being involved.

The meeting adjourned at 12.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 337

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

AND

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

FEBRUARY 17, 1977

A joint meeting of the Standing Committee of Council on Community Services and the Standing Committee of Council on Finance and Administration was held on Thursday, February 17, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Mayor Volrich, Chairman (Up to Grant No. 3)
 Alderman Rankin, Chairman (Grant No. 4 to 40)
 Alderman Bellamy
 Alderman Brown
 Alderman Ford
 Alderman Gerard
 Alderman Gibson
 Alderman Marzari
 Alderman Puil

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. 1977 Social Service Grants

The Committee had before it for consideration a Manager's Report dated February 10, 1977 (copy circulated) in which the Director of Social Planning reported on some 40 organizations which have requested grants from the City totalling \$783,875.00.

In the report, the Director of Social Planning made recommendations on the size of financial grants to each organization and also provided a brief outline of the service to be offered by each organization.

Representatives of a number of the grant applicants were present and the Mayor explained all grant applicants will be afforded an opportunity to appeal City Council's decision on their grant application.

Representatives of the Social Planning Department appeared before the Committee and provided information on each organization applying for a grant and answered questions from members of the Committee.

The Senior Social Planner explained his department is recommending grants to 31 of the 40 applicants, and that of the 31 organizations, 17 are ones whose funding by the City is Canada Assistance Plan sharable.

It was explained that the Canada Assistance Plan fund is a Federal Government program to share in the costs of services to populations on welfare, handicapped or "at risk".

The C.A.P. share of any grant is for salaries, fringe benefits and transportation costs, but C.A.P. funding cannot be applied to rent, heating, light or telephone expenses.

Continued

Report to Council
 Standing Committee of Council on Community Services and
 Standing Committee of Council on Finance and Administration
 February 17, 1977

Page II-2

Clause No. 1 Continued

The recommendations of the Director of Social Planning for grants to the 31 organizations would involve a total allocation of \$546,607.00 and C.A.P. sharing, if approved, would total \$176,122.00 to reduce the net cost to the City to \$307,485.00.

However, it was pointed out by the Mayor that this figure does not represent the total of all grants which the City will be asked to consider this year. Another report on cultural grants is forthcoming from the Social Planning Department and there will be at least three reports made throughout the year on further grant applications.

It was explained by the Deputy Director of Finance that the City funds the total amount of a grant to a particular organization and then awaits receipt of any C.A.P. funding which may be approved.

The Social Planning Department representatives then went through the report providing a brief explanation on each of the 40 applications and answering questions from Committee members on each.

Some points noted during discussion were as follows:

Application No. 4 -

On the application of Vancouver Community Legal Assistance Society for a grant of \$25,000.00, it was pointed out by Alderman Rankin, now acting as Chairman, that the Provincial Legal Services Commission has had its funding reduced by close to \$1-Million so that it is not in a position to fund this type of organization. However, it was noted major sources of funding for this agency are the Law Foundation (\$80,000.00) and the Attorney-General's Department (\$40,000.00).

Application No. 8

On the application of Neighbourhood Services Association for a grant of \$135,000.00, it was noted during discussion this is a consolidated grant request for six community service operations throughout the City and that three of them - in Fraserview, Frog Hollow and Mount Pleasant - are new endeavours. The Senior Social Planner explained that when a new operation begins, Social Planning has generally recommended a \$10,000.00 grant for "seed money". Some concern was expressed about Neighbourhood Services Association becoming increasingly dependent on City funding, and it was also noted that the Director of Social Planning is recommending a grant of \$15,000 elsewhere in his report for a youth worker in Frog Hollow.

Members of the Committee noted that Social Planning is recommending some \$8000.00 less than requested for the new Frog Hollow program and some \$10,000.00 less than requested for the Fraserview program, and it was the feeling of the Committee that these two areas should receive more funding than recommended by the Director of Social Planning.

Application No. 11

On the application of Crisis Intervention and Suicide Prevention Centre for a grant of \$16,000.00, the Committee did not agree that a grant to this organization should necessarily be the City's final grant to the organization as proposed in the "Service to be offered" column in the report of the Director of Social Planning. It was also noted during discussion of this application that the Vancouver Resources Board contributes towards the salaries of two staff.

Continued. . . .

Report to Council
 Standing Committee of Council on Community Services and
 Standing Committee of Council on Finance and Administration
 February 17, 1977

Page II-3

Clause No. 1 Continued

Application No. 13

On the application of the Mental Patients Association for \$42,876.00, the Committee inquired why the Provincial Department of Health should not provide this type of funding which is in the realm of health care. It was suggested a letter be sent to the Provincial Health Minister inquiring about the Province's responsibility of contributing towards this organization, and pointing out that every patient who was not hospitalized represents a saving to the Province of approximately \$10,000.00 per year.

Application No. 15

On the application of the Vancouver Neurological Centre for \$20,000.00, the Committee inquired what the Provincial Government is contributing to this agency and was advised that in 1976 the Department of Health provided \$145,000.00 and that a sizeable amount of funding was also received from United Way.

Members of the Committee reiterated their earlier statement that the Department of Health should be urged to fund this type of service which is clearly a health care matter. Alderman Rankin, acting as Chairman, suggested letters to the Provincial Ministers regarding funding of such agencies could possibly be considered further at a future meeting of the Community Services Committee.

Application No. 17

On the application of the Vancouver C-TRAC Society for a \$30,000.00 grant for a manager-programmer to operate the cycle track on East Broadway, it was pointed out by Social Planning Department representatives that the cycle track, built for the 1954 British Empire games, had remained unused until it was reconstructed by the Park Board, utilizing "L.I.P." funding in 1973. The Park Board pays for maintenance of the facility and from 1973 to the end of 1976, the O'Keefe Sports Foundation funded the salary of a manager-programmer.

The Social Planning Department said the recommendation to grant \$15,000.00 towards a salary would ensure that this facility is used by a large segment of the population, including special programs for schools.

However, members of the Committee felt this was clearly a responsibility of the Park Board or for a volunteer organization, and it was agreed the Committee's feelings be forwarded to the Park Board.

Application No. 22

On the application of the Downtown Eastside Residents' Association for \$36,288.00, some members expressed concern over contributing financially to an organization which is politically active at the civic level. It was also noted that funding this organization began when the City financed community development workers and that this program has since ceased.

Application No. 25

On the application of God's Rescue Mission for \$6000.00, the Committee felt it should make a grant for all requested expenses except for food.

Continued. . . .

Report to Council
 Standing Committee of Council on Community Services and
 Standing Committee of Council on Finance and Administration
 February 17, 1977

Page II-4

Clause No. 1 Continued

Application No. 29

On the application of the Boys' & Girls' Clubs of Greater Vancouver for \$36,000.00, it was noted Social Planning is recommending a grant of \$20,000.00, and some concern was expressed that this is a 100% increase from what this organization received from the City in 1976.

Application No. 39

On the application of Meals on Wheels for \$10,000.00, a representative of the Social Planning Department advised that as of the day before the meeting, this organization had increased its 1977 grant request to \$25,000.00 because United Way has discontinued its funding to this organization. It was noted this service provides some 400 meals per day to persons who would otherwise not receive proper nutrition. It was agreed Social Planning Department should provide additional information on this matter when the Committee's report is before Council.

At the request of the Chairman, the vote on each motion to approve a grant has been recorded.

It was

RECOMMENDED

- A. THAT City Council approve the recommendations of the joint Community Services and Finance & Administration Committees as entered on Appendix I to the City Manager's report dated February 10, 1977, subject to any terms or conditions as suggested by the Director of Social Planning in the Manager's Report of February 10, 1977.
- B. THAT City Council write to the Provincial Minister of Health urging that his department re-examine its financial allocations with a view to increasing its funding of the Mental Patients Association and the Vancouver Neurological Centre, pointing out that every person who may be kept out of the hospital as a result of the work of such agencies represents a potential saving to the Provincial Department of Health of some \$10,000.00 per year.
- C. THAT City Council advise the Park Board that in the City's opinion greater public use could be made of the cycle track on East Broadway if the Park Board would fund the salary of a manager-programmer to operate the track.
- D. THAT the Director of Social Planning evaluate the increased grant request of Meals on Wheels and report to City Council when the 1977 community service grants are up for consideration, and that representatives of Meals on Wheels be invited to attend.

The meeting adjourned at approximately 3:35 P.M.

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

III 0098

February 17, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 17, 1977, at approximately 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman H. Rankin

ABSENT: Alderman M. Harcourt

COMMITTEE
CLERK: J. Thomas

RECOMMENDATION:

1. Removal of "No Stopping" Signs on
Water Street in Gastown

The Committee had for consideration a Manager's Report, dated February 10, 1977, (circulated) in which the City Engineer made reference to a request contained in a letter and petition from 36 Gastown merchants, that existing stopping restrictions on Water Street be removed and replaced by "Taxis Only" or "Yellow Zones".

Copies of the petition and letter dated January 13, 1976, signed by Mrs. M.K. Westly and Mr. L.P. Nuber, on file in the City Clerk's Office, were circulated for the Committee's information. The merchants alleged present regulations were discriminatory and unfair to small business.

Recommending that there be no change, the City Engineer reported compliance with the merchants request would mean the existing two-lane pavement along Water Street would be reduced to one lane for west-bound traffic, with resulting serious traffic congestion implications for the major east-west streets in the isthmus area connecting to the downtown peninsula. Wide and decorative sidewalks were available for pedestrians and loading areas were available at several on-street locations, in the lanes and some off-street sites in the area.

During discussion it was pointed out 1,300 parking spaces were available at Woodward's Garage in the Central Gastown area.

Following discussion it was

RECOMMENDED,

- A. THAT existing on-street traffic regulations along Water Street in the Gastown area remain unchanged.
- B. THAT the Manager's Report dated February 10, 1977, be received.

2. Flower Vending Kiosk of Mr. Umberto Marvuglia -
Granville Mall

In a Manager's Report dated February 10, 1977, (circulated) before the Committee for consideration, the City Engineer commented on a request by Mr. Umberto Marvuglia, a flower vendor on Granville Mall, that he be granted permission to have a non-standard kiosk located on City street allowance on a permanent basis.

Mr. R.G. Gascoyne, Assistant City Engineer, advised a kiosk of the type developed by Mr. Marvuglia contravened the Guidelines for Street Vendors approved by Vancouver City Council on February 11, 1975. Relaxation of the Guidelines was not considered desirable as it would encourage similar applications for non-standard designs for kiosks consequently lowering the uniform standards which now complement City streets and surrounding businesses. Some modifications to

Cont'd . . .

Standing Committee of Council
on Transportation

February 17, 1977 (III - 2)

Clause 2 Cont'd

Mr. Marvuglia's flower vending kiosk had been approved but his business had increased to a stage where he should perhaps consider opening a store.

Mr. Marvuglia, addressing the Committee, stated he worked on the Mall five days a week all year round, unlike many vendors who worked Fridays and Saturdays or during fine weather. He was applying for a permanent fixture on the Mall because daily packing and unpacking was laborious and damaging to a fragile commodity. He was submitting plans for a non-standard kiosk because he needed increased space for display, storage, and protection from the weather.

It was

RECOMMENDED,

- A. THAT the request by Mr. Umberto Marvuglia for exemption from the Guidelines for Street Vendors be not granted.
- B. THAT the Manager's Report dated February 10, 1977, be received.

3. Downtown Eastside Area:
Traffic Improvements

The Committee had for consideration a Manager's Report dated February 8, 1977, (circulated) in which the City Engineer outlined traffic improvements proposed for the Downtown Eastside area following a study of traffic problems in the area conducted in conjunction with a Neighbourhood Improvement Program approved by Council on February 10, 1976. Included in the investigation were the following three specific requests from the Oppenheimer Area Planning Committee contained in a communication dated October 18, 1976, (on file in the City Clerk's Office):

- a) enforcement of a 20 m.p.h. speed limit in the entire Oppenheimer area;
- b) installation of traffic signals at Dunlevy and Powell Streets;
- c) use of multi-lingual warning signs for pedestrians at dangerous intersections.

The report reviewed the scope of the study, analysed findings relating to traffic engineering, police enforcement and local area involvement and concluded with the following recommendations:

- A. A pedestrian actuated signal (estimated to cost \$10,000) be approved for the intersection of Powell Street and Dunlevy Avenue.
- B. An illuminated crosswalk sign and amber flasher (estimated to cost \$6,500) be approved for the intersection of Hastings Street at Dunlevy Avenue.
- C. The above two traffic control devices be approved, in advance, as part of the 1977 Traffic Signal program with funds coming from the Traffic Control Reserve Fund.

Following discussion it was

RECOMMENDED,

THAT Recommendations A, B, and C contained in the Report of the City Manager dated February 8, 1977, be approved.

The meeting adjourned at approximately 4:40 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 342

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

FEBRUARY 24, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 24, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari

ALSO PRESENT: Alderman Brown

COMMITTEE CLERK: H. Dickson

The Minutes of the Joint meeting of the Community Services and Finance & Administration Committees held on February 10, 1977, and the Minutes of the Community Services Committee meeting of February 10, 1977, were adopted.

RECOMMENDATION

1. Complaint re Noise at Spinning Wheel Cabaret

The Committee had before it for consideration a Manager's Report dated January 27, 1977 in which the Medical Health Officer reported on a complaint filed by the Downtown Eastside Residents' Association regarding speakers on the outside of premises at 212 Carrall Street. It was noted in the report that the speakers have now been set at a level which would comply with the Noise By-law. A representative of the Medical Health Officer advised the Committee that a check of the premises the night before the Committee meeting showed there was no noise emanating from the premises.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated January 27, 1977, be received.

2. Cabaret at 343 East Hastings Street

The Committee had before it for consideration a Manager's Report dated February 3, 1977 (copy circulated) regarding the use of premises at 343 East Hastings Street. The report was prepared in response to a letter dated December 10, 1976 from Oppenheimer Planning Committee.

A representative of the Planning Department appeared before the Committee on this matter and advised that fire damage has been repaired and the premises remain vacant.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 3, 1977, be received.

Continued

3. Operation of Tax Buying Companies

The Committee had before it for consideration a Manager's Report dated February 3, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the operation of nine income tax discount businesses located in the City.

It was noted in the report that the Director of Legal Services had advised that the current operation of these companies does not violate the City by-law.

During discussion of this matter, the Chairman advised the Committee that the G.V.R.D. had recently resolved to request all Lower Mainland municipalities to adopt a by-law to regulate the operation of tax buying companies, similar to the by-law enacted by the City of Vancouver in 1976.

It was also noted from the report that the Director of Permits & Licenses intends to refuse to issue a broker and tax service license to a Mr. W. Chernecki at 56 East Hastings Street.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 3, 1977, be received.

4. El Cid Hotel, 340 Cambie Street

The Committee had before it for consideration a Manager's Report dated February 10, 1977 (copy circulated) in which the Fire Chief reported on the current status of the El Cid Hotel.

It was noted in the report that renovations to the building are virtually complete but financing has to be arranged to supply furnishings, to purchase supplies and to complete the sprinkler system connection.

The owner appeared before the Committee and pointed out that the sprinkler system should be connected to the City water supply but that he was unable to do this because of lack of finances. He proposed that the City connect the sprinkler system and add the cost to the 1977 building taxes.

The Chief Fire Warden and the City Manager recommended against the City connecting the sprinkler system and applying the charge to the building tax.

Following discussion, it was

RECOMMENDED

THAT Council instruct the City Engineer to connect the sprinkler system of the El Cid Hotel, 340 Cambie Street, to the City water supply and that the costs of such a connection be added to the 1977 taxes on the premises.

5. Complaints re Day Care on Arbutus Between 6th and 8th Avenues

The Committee had before it for consideration a Manager's report dated February 8, 1977 (copy circulated) in which the Directors of Social Planning and Planning reported on complaints received from 27 petitioners regarding the appearance of three children's care centres on Arbutus Street (copy circulated).

Continued. . . .

Clause No. 5 Continued

It was noted in the report that one of the centres, located at 2091 West 7th Avenue, is the main point of objection. This site is occupied by Vancouver Montessori School. It was noted that the school has indicated it will upgrade its site and that in the light of this, and the fact that the school will only be on site for a maximum of two years, the Directors of Social Planning and Planning recommended no action be taken.

A representative of the Montessori School advised the Committee that she had approached the owner of the leased buildings and requested improvements be made to the structure, but no improvements have been made.

Alderman Brown pointed out to the Committee that when the City and Park Board agreed to provide space for day care centres, the City was given assurances of proper landscaping and that in many cases, adequate landscaping has not been provided. Alderman Brown also questioned the installation of solid board fences at day care centres, stating such fences are not appropriate for children's playgrounds. She said there have been complaints from the public regarding the appearances of day care centres.

A representative of the Planning Department indicated that most of the leases on existing day care centres on City property are up for renewal in the near future and that his department would pay particular attention to ensuring that adequate landscaping and proper fencing is provided before issuing new development permits for the day care centres to occupy City property.

Following discussion, it was

RECOMMENDED

- A. THAT the City Manager's report dated February 8, 1977, be received, and that no action be taken regarding the day care centres on Arbutus Street between 6th and 8th Avenues.
- B. THAT the Director of Planning ensure that adequate landscaping is provided, that buildings are properly painted, and that appropriate fencing is provided before issuing any further development permits for day care centres in the City.

6. Rent Increases at Ferrara Court, 504 East Hastings

The Committee had before it for consideration a letter dated January 17, 1977 (copy circulated) from the Secretary of the Downtown Eastside Residents' Association regarding increased rents at Ferrara Court Apartments as a result of renovations to the building using the Residential Rehabilitation Assistance Plan.

Also before the Committee was a letter dated February 18, 1977 (copy circulated) from the Director of Social Planning to the Regional Manager of the Provincial Municipal Affairs and Housing Department and to the Branch Manager of Central Mortgage & Housing Corporation also regarding rent increases at Ferrara Court.

Also before the Committee were memorandums dated February 23, 1977 from Social Planner Stuart Adams and February 24, 1977 from the City Manager on this matter (copies circulated).

Continued

Clause No. 6 Continued

Appearing before the Committee were representatives of C.M.H.C., the Provincial Municipal Affairs and Housing Department, Social Planning Department, residents of Ferrara Court, and a representative of the Shon Yee Benevolent Association, owner of the building.

The Committee was advised that renovations to the top floor of the building are virtually complete and that at present 32 of the 46 suites are occupied. Residents include 9 employed persons, 9 persons on welfare and 15 persons on either Old Age Pensions or Mincome.

The Chairman pointed out the Committee was faced with a question of how to keep low income people in a building which is being considerably improved utilizing government funds.

The representative from the Provincial Housing Department indicated there is a possibility of rent subsidies for persons over 65 and that legislation in this area is pending.

A representative of C.M.H.C. stated it would require a change in the National Housing Act for the mortgage period to be extended longer than the current 20 years.

A D.E.R.A. spokesman suggested that most residential buildings in the downtown eastside have commercial space on the ground floor and revenue from the commercial leases helps subsidize the comparatively low revenue from residential rents, but that at Ferrara Court, the amount of commercial space appears to have been reduced. The spokesman for the Shon Yee Benevolent Association replied that two commercial premises on the Hastings Street frontage will remain and that the Association is using revenue from an East Pender Street building it owns to help subsidize Ferrara Court. He also pointed out R.R.A.P. funding cannot be used for renovations to commercial space.

The City Manager reiterated the suggestion contained in his memorandum that repayments on the loan be calculated to escalate gradually over the 20-year period to reduce the initial rent increase.

A representative of C.M.H.C. agreed to study this approach and report back to the Committee in the near future.

It was noted that the new rental rates at Ferrara Court will become effective June 1, 1977, and that consequently, a solution to keeping the rent increases to a minimum should be reached well before June 1st.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Social Planning provide up-to-date figures on the income of residents at Ferrara Court Apartments.
- B. THAT Central Mortgage & Housing Corporation be requested to study the feasibility of an escalating repayment schedule for the 20-year mortgage on renovations at Ferrara Court Apartments and report back to the Community Services Committee in two weeks.

Continued. . . .

Clause No. 6 Continued

- C. THAT the Minister of Municipal Affairs and Housing be urged to provide rent subsidies for persons on Mincome and Old Age Pensions.
- D. THAT the Minister of Human Resources be requested to give serious consideration to providing rent subsidies for welfare recipients.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 342d 343

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 24, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 24, 1977 at approximately 2.35 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Local Area Planning/Neighbourhood Improvement
Programmes - Liaison Aldermen

The Committee considered a memorandum dated February 23, 1977 from the Chairman (copy circulated) recommending various members of Council as liaison aldermen in areas of the City in which neighbourhood improvement programmes are proceeding.

A member of the Committee stated he was not completely in favour of the proposal. He felt that if aldermen were assigned to a specific area of the City, they would become less objective about matters of concern in the area in relation to the whole of the City.

RECOMMENDED

THAT liaison aldermen be named to the various Local Area Planning and/or Neighbourhood Improvement Programme Committees for 1977 as follows:

Riley Park	- Alderman Ford
Champlain Heights	- Alderman Brown
Downtown Eastside	- Alderman Rankin
Kitsilano	- Alderman Harcourt
Mount Pleasant	- Alderman Gerard
Cedar Cottage	- Alderman Gibson
Grandview-Woodlands	- Alderman Bellamy

(Alderman Kennedy was opposed to the motion but requested that he be recorded as willing, if requested, to perform liaison duties in any area of the City.)

The meeting adjourned at 2.45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 343